

650 Main Street, Saco

Property Highlights

- High traffic retail location on Main Street and Ross Road
- 1.9± acre site with 380± feet of road frontage
- Direct access to traffic light
- Located near entrance to 195 which feeds the Maine Turnpike/I-95

Property Description



We are pleased to offer this prime gas/convenient store development site available for build-to-suit or ground lease. Located on Main Street in Saco near the northbound entrance to 195 which serves the Maine Turnpike. Zoned B-2b (Business Highway District).



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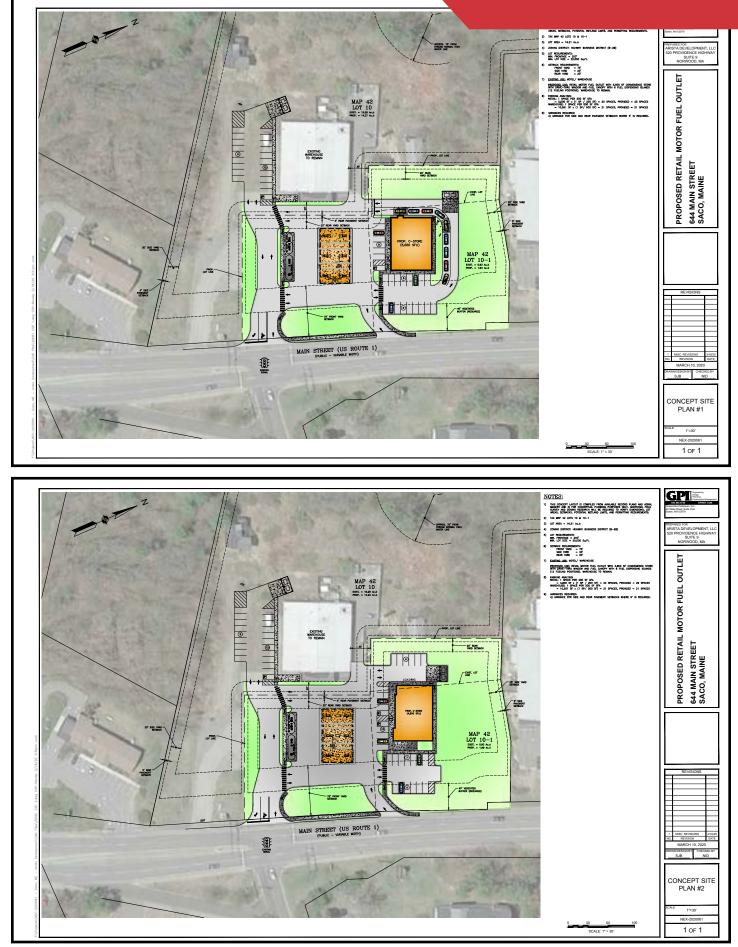
Property Overview

Building Size	See proposed concept plans
Lot Size	1.90± acres
Zoning	B-2b (Highway Business District)
Assessor's Reference	Parcel 10-2, Map 42
Parking	See proposed concept plans
Utilities	Public water and sewer stubbed to site
Accessibility	To be accessed via new four-way traffic light at the intersection of Maine Street and Ross Road
Traffic Counts	20,976± cars per day - Combined US Route One and Ross Road
	25,000± cars per day - on 195
Road Frontage	380± feet - Route 1, Saco

GROUND LEASE RENT : To Be Negotiated



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.