

FOR LEASE

Prime Gas/C-Store
Development Site

1.9± acres



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).



Broker Contact

Charlie Craig
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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



