



295

1.2± ACRES

1

LOT LINES ARE
APPROXIMATE.

FOR SALE

DEVELOPMENT SITE

376 US ROUTE ONE
FREEPORT, ME 04032

PROPERTY HIGHLIGHTS

- 1.20± acre parcel of land on Route One
- Located 2 miles south of downtown Freeport's outlets and amenities.
- Excellent I-295 and Route 1 visibility with over 32,000 vehicles/day
- Home to the iconic L.L. Bean flagship store, Freeport attracts over 3.5 million visitors per year.
- Area businesses include: Royal River Heat Pumps, Casco Bay Carwash, Maine Beer Company, Goodfire Brewing, Autowerkes Maine, Holiday Inn Express & Suites, and more.
- **Sale Price: \$300,000**



US ROUTE 1



PROPERTY DETAILS

OWNER	Letter Streets LLC
BOOK & PAGE	29673/261
ASSESSOR'S REFERENCE	26/45/1
LOT SIZE	1.20± AC
ZONING	C-1 Commercial
TRAFFIC COUNT	32,040± vehicles/day (MDOT 2022)
R.E. TAXES	\$2,320/year (FY 2024/2025)
SALE PRICE	\$300,000

CONTACT US



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