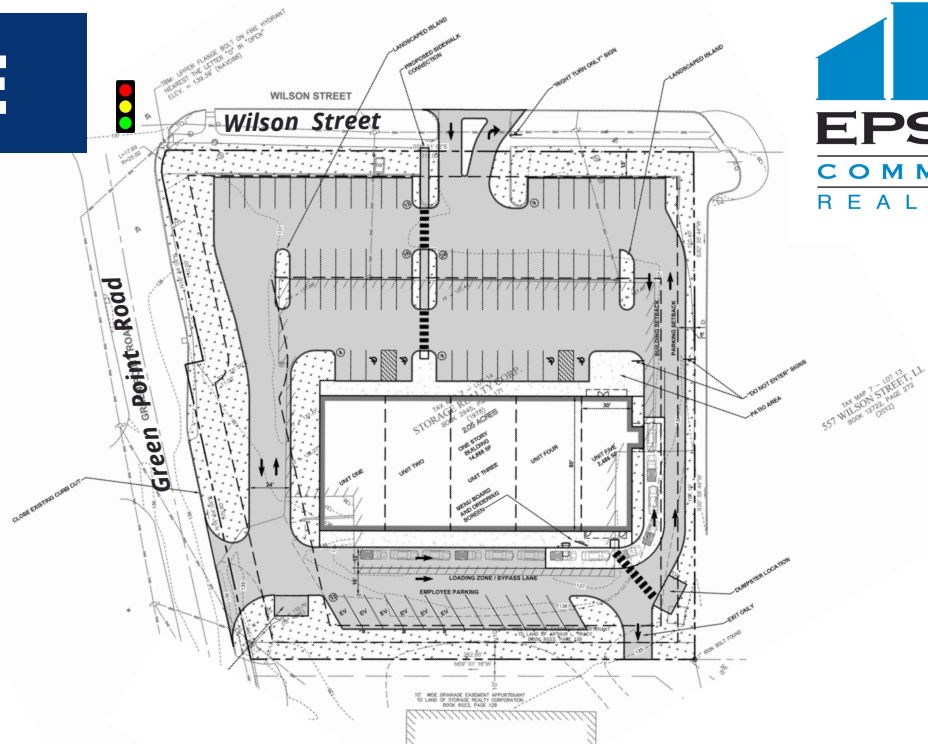


FOR LEASE



541 WILSON ST - BREWER, MAINE

PROPERTY DESCRIPTION This new retail development is located at a signaled intersection on the corner of Wilson St and Green Point Rd and provides outstanding visibility and access.

SPACE AVAILABLE	2,500 - 10,000 +/- sf
BUILDING SIZE	15,000 +/- sf
FRONTAGE	319' on Wilson St; 288' on Green Point Rd
LOT SIZE	2.02 +/- acres
PARKING RATIO	5.8/1,000 sf
TRAFFIC COUNT	16,150 cars/day (Wilson St @ Parkway South '24)
ZONING	General Business (GB)

DEMOGRAPHICS (2024)	<u>10 Miles</u>	<u>15 Miles</u>	<u>20 Miles</u>
Population	280,000	330,000	360,000
Median Household Income	\$82,100	\$82,000	\$80,000
Total Households	95,800	120,000	135,000

FOR FURTHER INFO, CONTACT: DAVID HUGHES

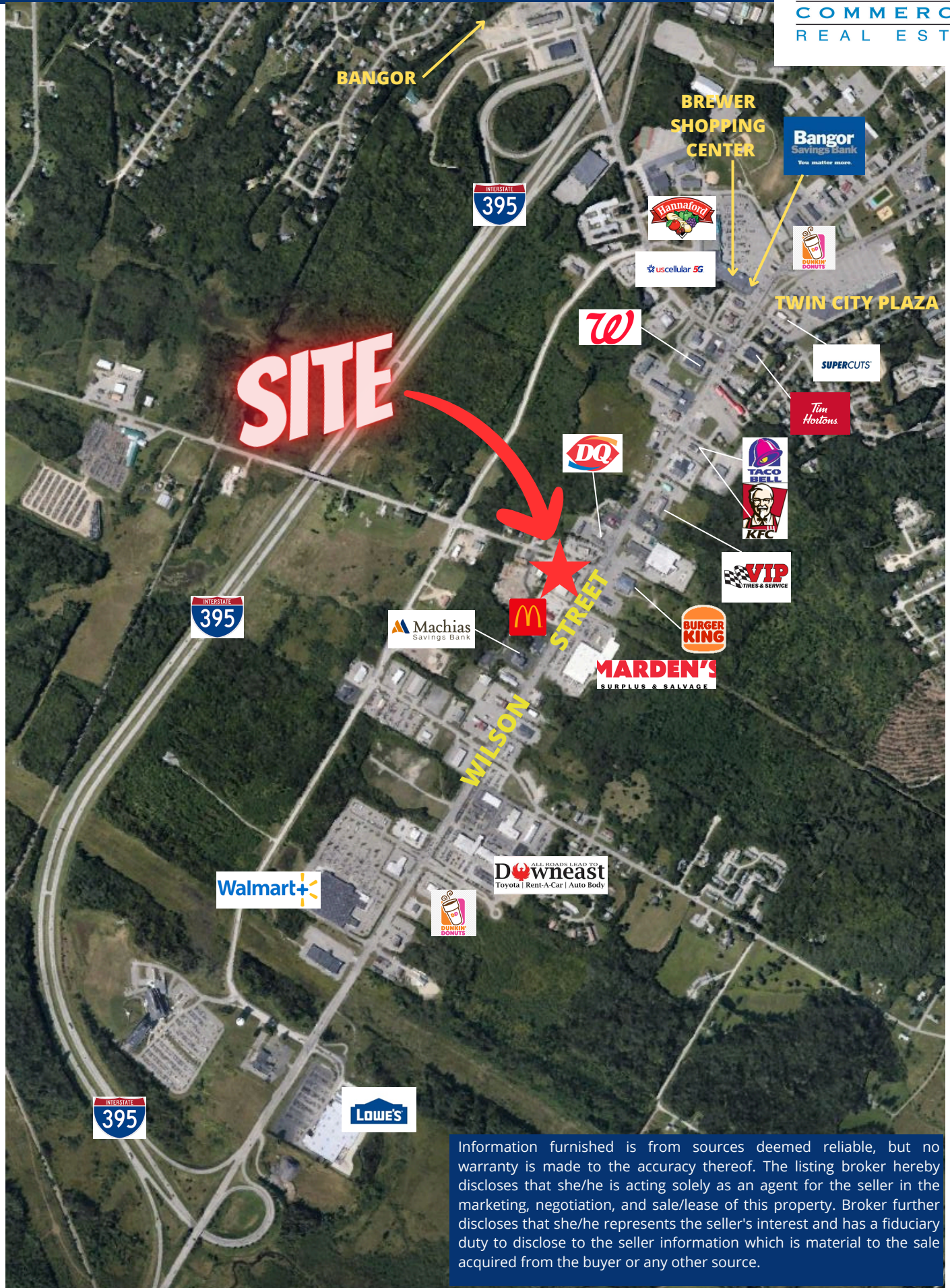
 dhughes@epsteincommercial.com

 epsteincommercial.com

 207-945-6222



LOCATION MAP



Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.