

FOR LEASE • GROUND LEASE

1484 Maine Street • Poland, ME



LAND DEVELOPMENT OPPORTUNITY

- 0.82± AC lot ready for development
- See Broker for details on the size and type of building that may be built
- 110'± of road frontage
- High visibility on Maine Street in downtown Poland
- Zoning lends to many uses

GROUND LEASE: \$12,000/YEAR



Brandon Mitchell
O 207.358.7057
C 207.415.7982
Brandon@malonecb.com



PROPERTY SUMMARY

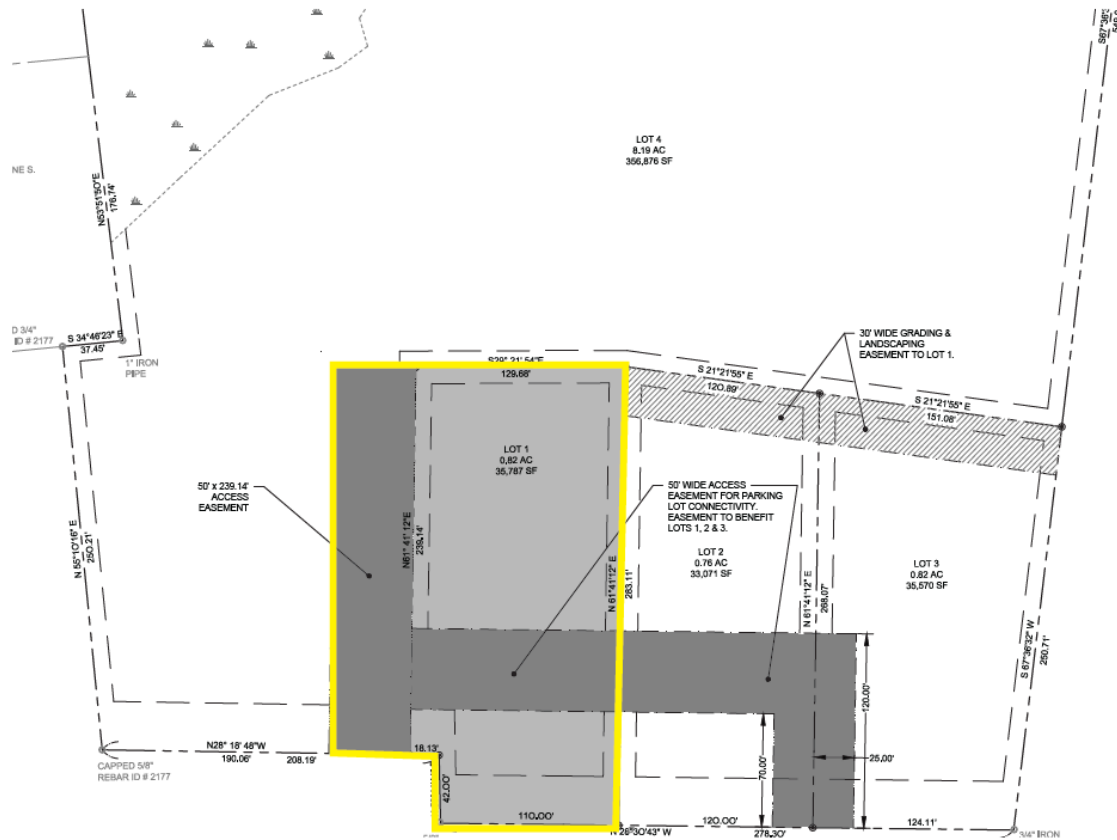
1484 Maine Street • Poland, ME



Site Info

OWNER:	Patriot Holdings LLC
DEED:	Book 10351, Page 290
ASSESSOR:	Map 15, Lot 18 B-1
LOT SIZE:	0.82± AC
SIGNAGE:	Available at street
UTILITIES:	Dug well and septic system

ELECTRICITY:	At street
PARKING:	Ample sized lot for on-site parking
ROAD FRONTAGE:	110' ± on Main Street
TRAFFIC COUNT:	10,610± cars/day on Maine Street (AADT, 2023)
ZONING:	Commercial



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.