

FOR SALE

Mill Brook Common Corner Development Lot

WESTBROOK ME

KEY ATTRIBUTES

- 1.91± acre corner development lot at the corner of Methodist Road and Route 302/ Bridgton Road, Westbrook
- Previously approved for development by the City of Westbrook / Westbrook Planning Board
- 360± feet of frontage on Route 302 and 315± feet of frontage on Methodist Road
- The approved plan was to build up to 12,581± sf retail and 6,836± sf office
- One quarter mile from the Duck Pond and Hardy Road intersection with Route 302
- Nearby popular Highland Lake, West Falmouth and the Windham town line
- Central location for Portland, Westbrook, West Falmouth and Windham traffic
- Gateway to the Lakes Region — close to the Windham town line
- Traffic count of 15,000+ cars
- Strong demographics within 5, 10 and 15 minute drive-times
- Highway Services District Zoning allows a wide variety of uses, including drive-through
- Great opportunity for owner users, developers, investors



Roxane A. Cole, CCIM
Managing Member
COMMERCIAL BROKER



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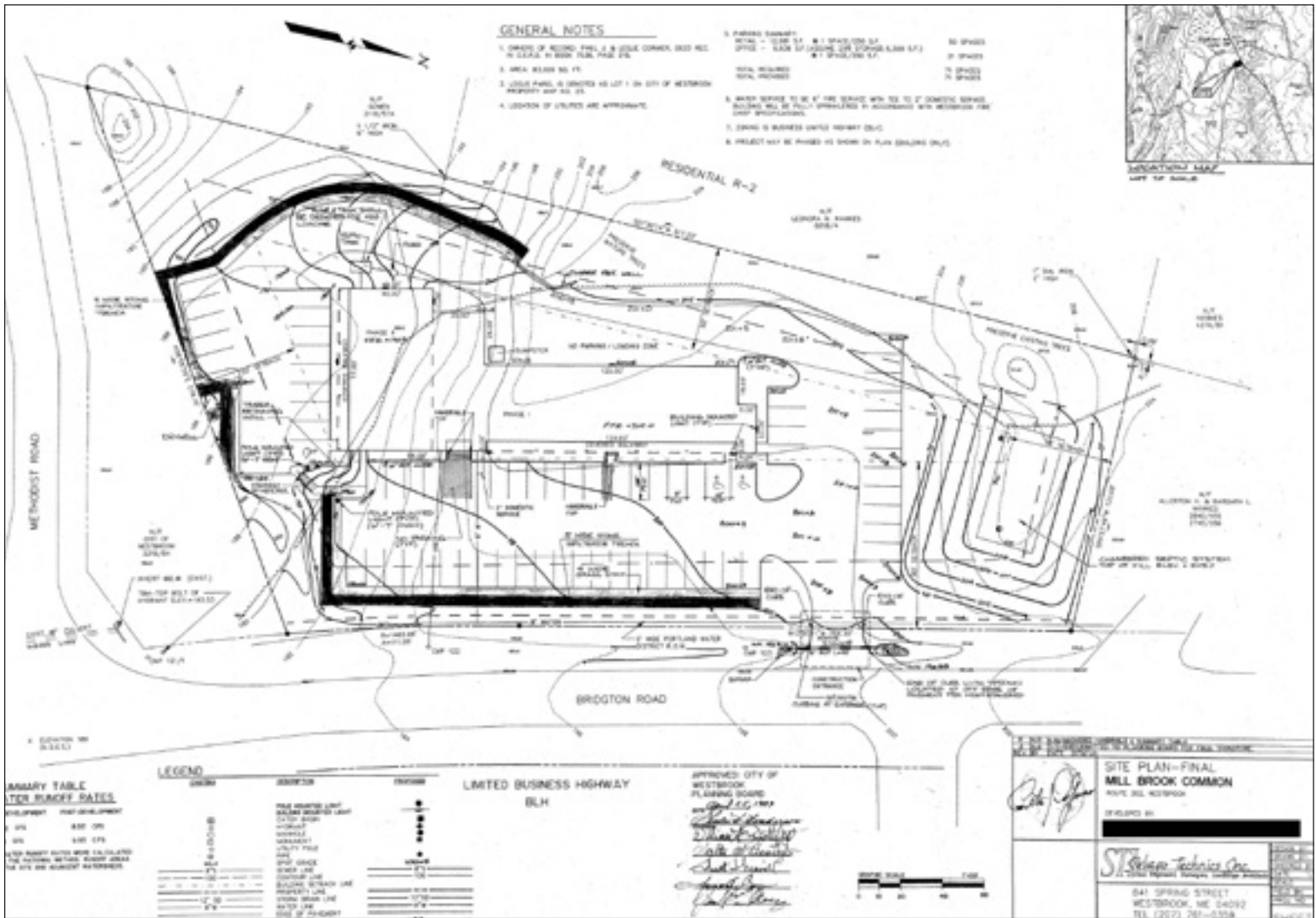
The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



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ROXANE COLE
COMMERCIAL REAL ESTATE LLC



PROPERTY DATA

CITY OF WESTBROOK ASSESSOR
Tax Map 23 Lot 1

DEED
Book 36143, Page 331
(subject to easements)

WESTBROOK 2021 VALUATION
Land \$144,700

REAL ESTATE TAXES 2021
\$2,584.34

PRICE: \$249,000 (\$130,366 per acre)

