

For Sale

Highly Visible Route 1 Land



*Site lines are approximate

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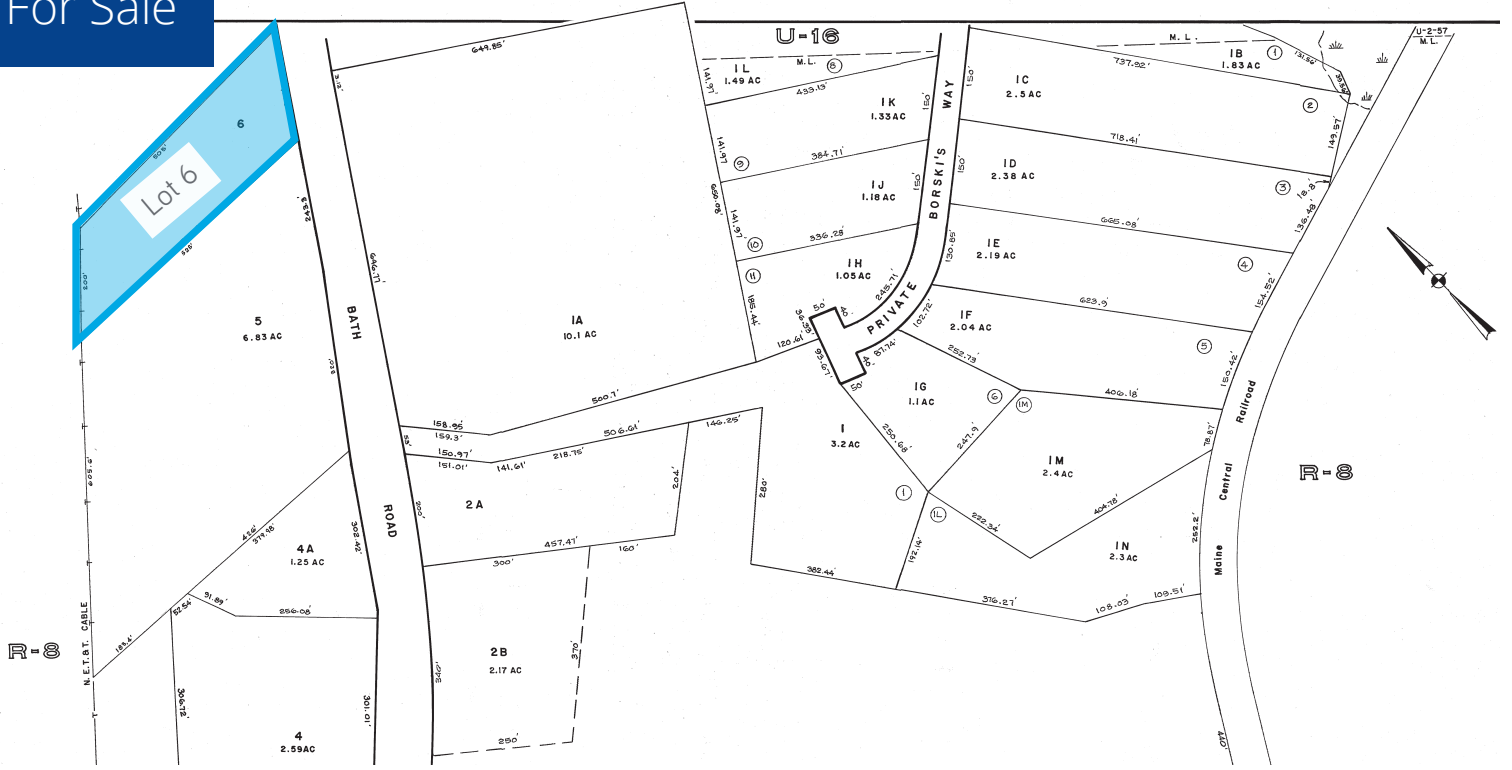
Route 1 Wiscasset, ME

Property Highlights

- **High Visibility:** 2.36± acres of commercial land with 200'± of frontage on busy Route 1
- **Steady Traffic:** Daily commuters and visitors offer a constant stream of potential customers with 19,870± AADT per MaineDOT
- **Prime Accessibility:** Close to Boothbay Harbor and Damariscotta, an ideal location to serve locals and capture traffic from coastal travelers, boosting seasonal business
- **Pro-Growth Environment:** Backed by a business-friendly local government, ideal for growing companies

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For Sale



JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1973

PROPERTY MAP
WISCASSET, MAINE

SCALE IN FEET
0 100 200

U-17

Specifications

Address:	Route 1
Location:	Wiscasset, ME 04578
Owner(s):	The Carl F. Piontkowski GST Exempt Share Trust
Map/Lot:	U17/006
Book & Page:	5950 & 195
Acreage:	2.36±
Road Frontage:	200' on Route 1
Traffic Count:	19,870± AADT per MaineDOT 2022
Utilities:	None
Zoning:	Commercial
2024 Taxes:	\$1,599.30
List Price:	\$179,000

Demographics

	3 miles	5 miles	10 miles
Population	3,374	7,220	35,490
# of Households	1,452	3,203	16,270
Average HH Income	\$97,674	\$99,066	\$97,967

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2024.

Contact us:

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