

#### 12.5 ± ACRES OF COMMERCIAL LAND

- Fully permitted up to 45,000± SF self storage facility
- Traffic counts along East Main Street with 9,669 ± VPD
- Located directly on the heavily traveled Main Street in Searsport
- Approved for all state, local, and DEP self storage permits
- 3rd party management available, contact 3pmteam@storeallpurpose.com for more

information

SALE PRICE: \$300,000 \$285,000



BRANDON MITCHELL 207.358.7057 D 207.415.7982 C brandon@malonecb.com

#### MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com

ALL-PURPOSE **STORAGE** 

#### PROPERTY SUMMARY

#### 358 East Main Street | Searsport, ME



OWNER: All Purpose Storage Searsport

LLC

**ZONING**: C2- Commercial 2

**DEED:** Book 1010, Page 0280

PROPERTY TAXES: \$225.5

ASSESSOR: Map 7, Lot 99

**UTILITIES:** Private water & sewer

**LOT SIZE**: 12.5± AC

TRAFFIC COUNT: 9,669± VPD

**PROPOSED BUILDING** 45,000 ± SF self-storage facility SIZE:

**SALE PRICE**: \$285,000

**SIGNAGE:** Free-standing pylon sign at entry

driveway

**PROPERTY** 3rd party management available **MANAGEMENT**: through All Purpose Storage

**ROAD FRONTAGE:** 102.54'± on East Main Street





## RENDERINGS

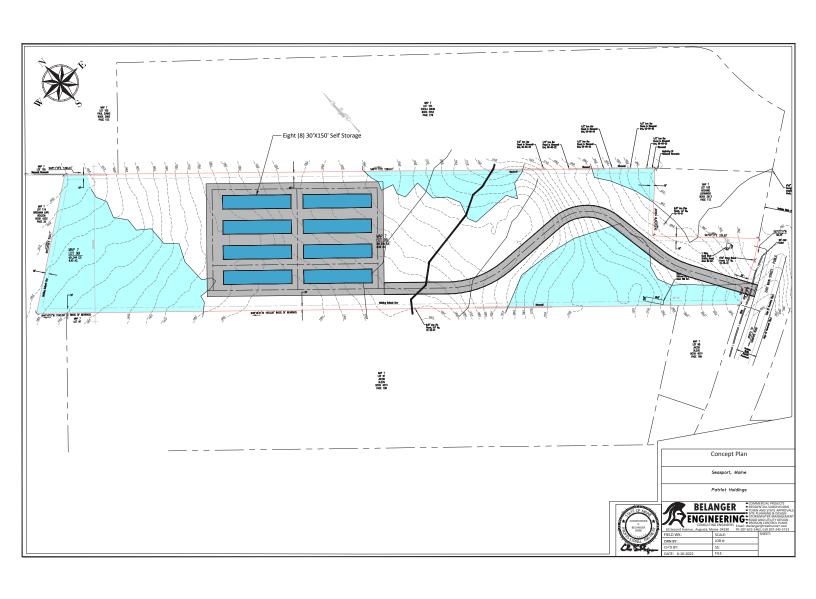
# 358 East Main Street| Searsport, ME











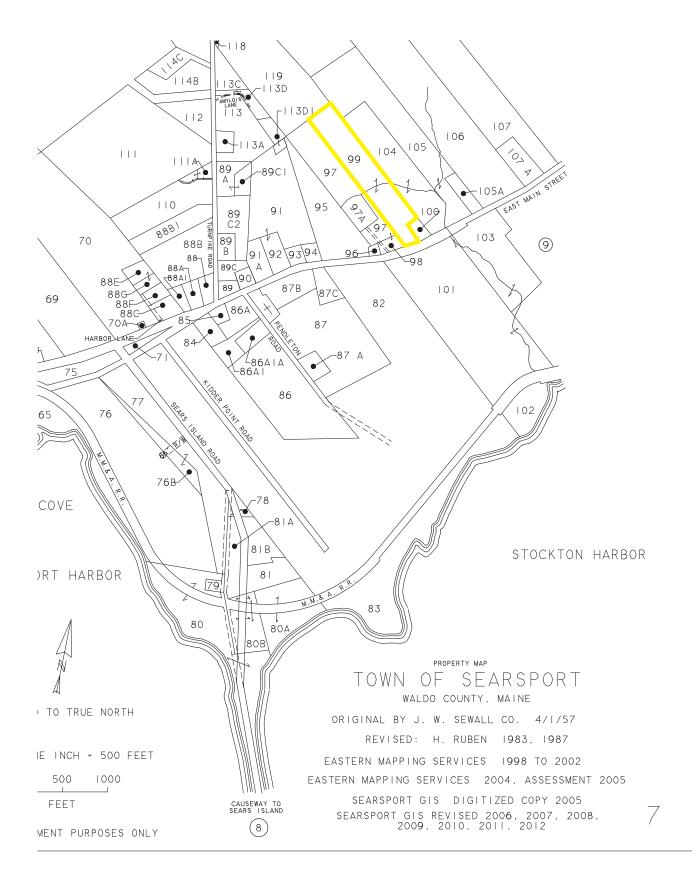
## 358 East Main Street | Searsport, ME





#### 358 East Main Street | Searsport, ME





## 5-MILE DEMOGRAPHICS

## 358 East Main Street | Searsport, ME



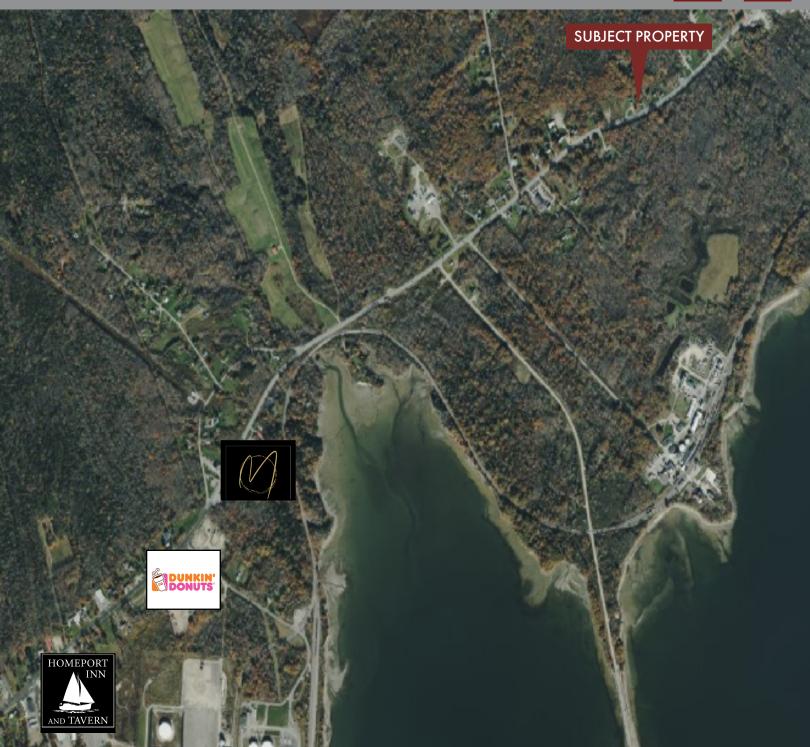
KEY FACTS			EDUCATION				
185 Population		52.7 Median Age	8%			•	
2.2	9	553,898	No High School Diploma	2.49/		21% ne College	200/
Average Household Size		1edian Household Income	'	34% High School Graduate			38% Bachelor's/Grad/Prof
BUSINESS			EMPLOYMENT				
			White Collar			81%	
						9%	11.5%
13		103	Blue Collar			9%	Unemployment Rate
Total Businesses	٦	otal Employees	Services				
INCOME			2024 Households by income (Esri) The largest group: \$50,000 - \$74,999 (19.0%) The smallest group: \$200,000+ (3.6%)				
			Indicator ▲  <\$15,000  \$15,000 - \$24,999  \$25,000 - \$34,999  \$35,000 - \$44,999	8. 14 13	3% 4.3% 3.1% 0.7%	Diff +0.2% +6.0% +4.0%	
\$53,898	\$35,037	\$166,418	\$50,000 - \$74,999 \$75,000 - \$99,999	13	9.0%	+5.0%	
Median Household Income	Per Capita Income	Median Net Worth	\$100,000 - \$149,9 \$150,000 - \$199,9 \$200,000+	99 9.	5% 5% 6% 10w dev	-10.1% +1.9% -2.5% riation from	Waldo County

Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024).

#### FOR SALE | LAND WITH SELF STORAGE APPROVALS

358 East Main Street | Searsport, ME





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