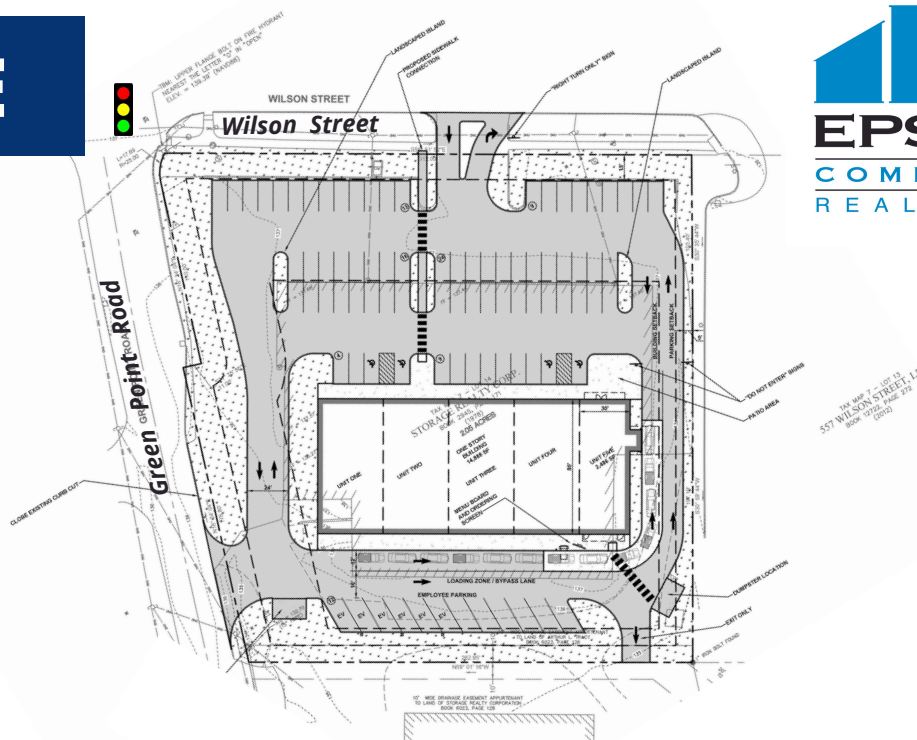


FOR LEASE



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)

EMOGRAPHICS (2024)	10 Miles	15 Miles	20 Miles
Population	2,004	28,544	46,375
Median Household Income	\$40,233	\$49,457	\$55,361
Total Households	875	13,390	21,223

FOR FURTHER INFO, CONTACT: DAVID HUGHES



dhughes@epsteincommercial.com



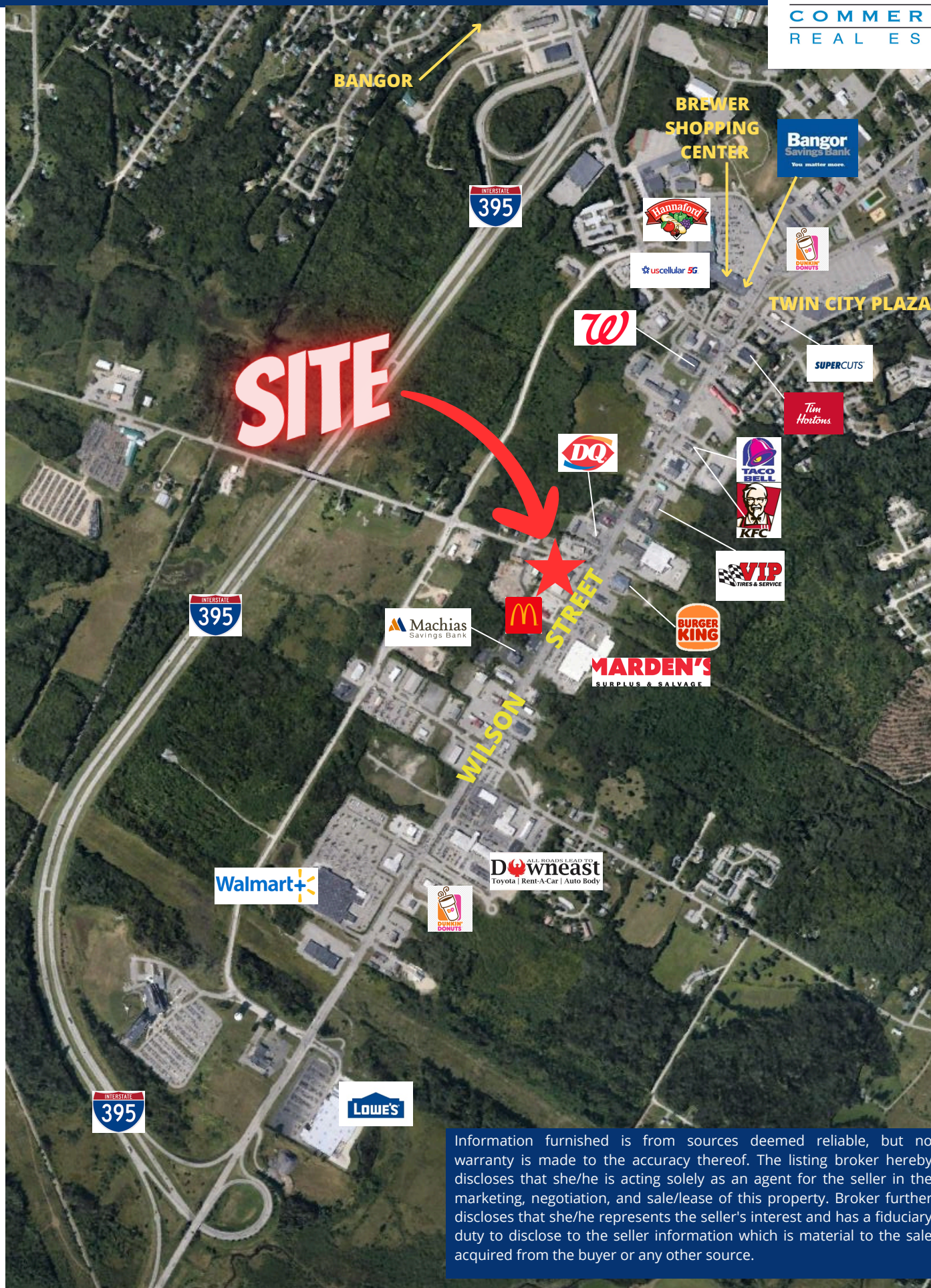
epsteincommercial.com



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.