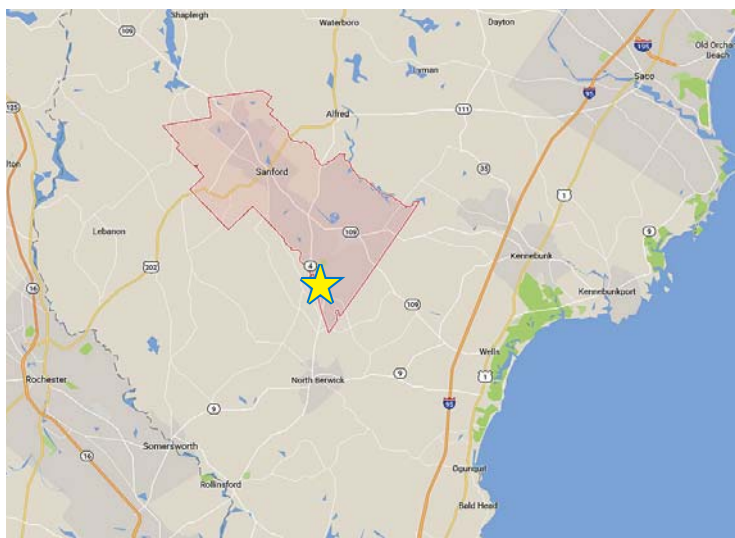


1440 Main Street

Sanford, Maine

FOR LEASE

~12 Acre Development Site



PROPERTY HIGHLIGHTS

Prime ~12 acre development site on Route 109, ideally situated at the Route 4/Route 9 rotary

Zoned RMV

Ground lease(s) preferred; BTS transactions considered

Site is located in close proximity to Walmart Supercenter and Lowe's

300' of frontage on Route 9

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

CONTACT: Don Mace
Vice President of Retail Brokerage
DMace@KeyPointPartners.com
781.418.6243

KEYPOINT
PARTNERS
KeyPointPartners.com

1440 Main Street

Sanford, Maine

FOR LEASE

~12 Acre Development Site



**1440 Main Street
12 Acres
Available**

2024 DEMOGRAPHICS	3 Mile	5 Mile	7 Mile	ADDITIONAL INFO.
POPULATION	14,387	25,593	34,838	TRAFFIC COUNT
NUMBER OF HH	5,781	10,328	13,984	22,000 ADT
AVERAGE HH INCOME	\$98,468	\$100,373	\$108,057	

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