

# FOR SALE/LEASE

## FULLY PERMITTED PAD SITE



179 MAIN STREET, SOUTH PARIS, ME 04281

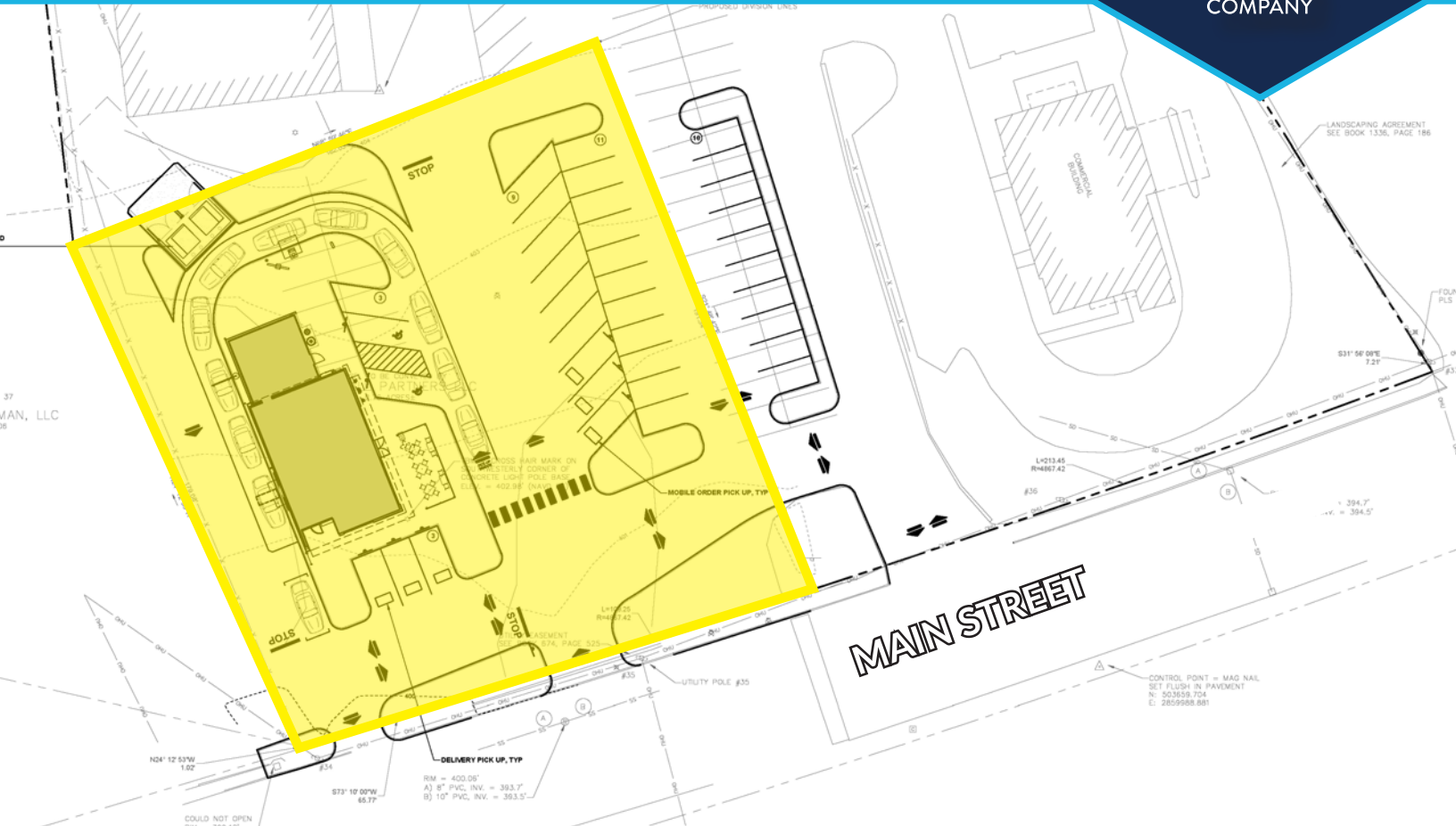
### PROPERTY HIGHLIGHTS

- 0.75± acre pad site available for sale or ground lease at Cornwall Plaza
- Recently approved by the town of South Paris as a quick-service restaurant (QSR)  
\*Inquire with broker for fully approved plan set
- Highly trafficked trade area with a traffic count of 19,894 vehicles per day (MDOT 2014)
- Area businesses include: Family Dollar, Dunkin', Burger King, Androscoggin Bank, McDonald's, Advanced Auto Parts, Northeast Bank, and more!
- Sale Price: \$495,000
- Lease Rate: \$60,000/year NNN



# FOR SALE/LEASE

## FULLY PERMITTED PAD SITE



## PROPERTY DETAILS

OWNER	Cornwall Partners, LLC
BOOK & PAGE	5816/748
ASSESSOR'S REF	U 01/38
BUILDING STATUS	Proposed
LOT SIZE	0.75± AC
ZONING	Commercial
LOT FRONTAGE	66'
UTILITIES	Municipal water and sewer
PARKING	Ample, on-site
LEASE RATE	\$60,000/year NNN
SALE PRICE	\$495,000

## CONTACT US



**CHRIS GALLAGHER**  
Broker  
207.553.1728 D  
917.673.1178 C  
cgallagher@boulos.com



**JOSEPH ITALIAANDER**  
Broker  
207.553.1730 D  
404.933.7844 C  
jitaliaander@boulos.com

©2026 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.