

FOR LEASE

Retail Land Lease/Build-to-Suit

2,000 - 6,900± SF | 1.35± acres



955 Portland Road, Saco

Property Highlights

- *Up to 6,900± SF*
- *Drive-thru*
- *Build-to-suit opportunity*
- *Easily accessible Route One location*



Property Description

We are pleased to offer for lease this 1.35± acre retail pad for land lease or build-to-suit at 955 Portland Road in Saco. The site has a new signalized intersection at the primary entrance, secondary access points, abundant parking and drive-thru options, and is all conveniently located less than 5 miles from I-95 on/off ramps. Also features traffic counts of 17,000-18,000 vehicles/day and 218± feet of frontage along Route One. Join Pack Edge at this prime Saco location.

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Property Overview

Site Size	1.35± acres
Possible Building Size	2,000 - 6,900± SF
Assessor's Reference	Map 62, Lot 21
Zoning	MU3
Building Construction	To-be-built
Finishes	TBD
HVAC	TBD
Utilities	Municipal water and sewer, propane heat
Parking	Sufficient space to exceed city parking ratio requirements
Drive-Thru	Yes
Traffic Counts	17,000-18,000 AADT
Road Frontage	218'

SEE BROKER FOR PRICING





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.