FOR SALE • DEVELOPABLE LAND

68 Alfred Road • Sanford, ME

MALONE
COMMERCIAL BROKERS

PRICE REDUCTION





2± ACRE PARCEL

- Previously approved for a fast food chain with drive-through
- Situated on Alfred Road (Route 4), with high visibility with strong daily traffic counts of 10,270± cars/day (AADT, 2022)
- Located near national retailers, small businesses, Sanford High School and residential neighborhoods.

SALE PRICE: ~~$325,000~~ $310,000



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PROPERTY SUMMARY

68 Alfred Road • Sanford, ME

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Site Info

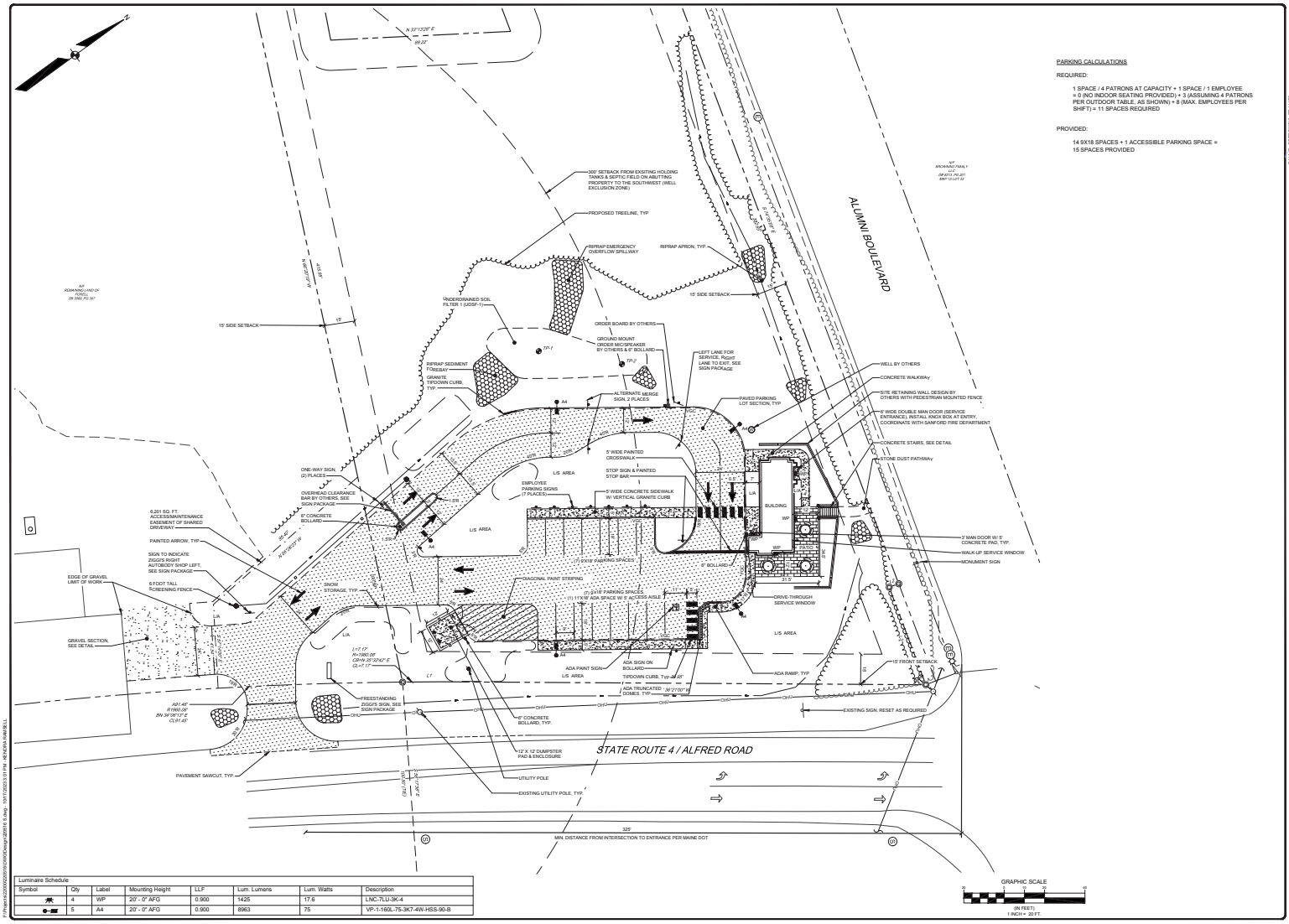
OWNER:	GCS Sanford, LLC
DEED:	Book 19658, Page 734
ASSESSOR:	Map R15, Lot 32A
LOT SIZE:	2± AC
SIGNAGE:	On Alfred Road
ROAD FRONTAGE:	239'±
TRAFFIC COUNT:	15,080± cars/day (AADT, 2022)
ZONING:	Urban
PROPERTY TAXES:	$2,091 (2026)



SITE PLAN

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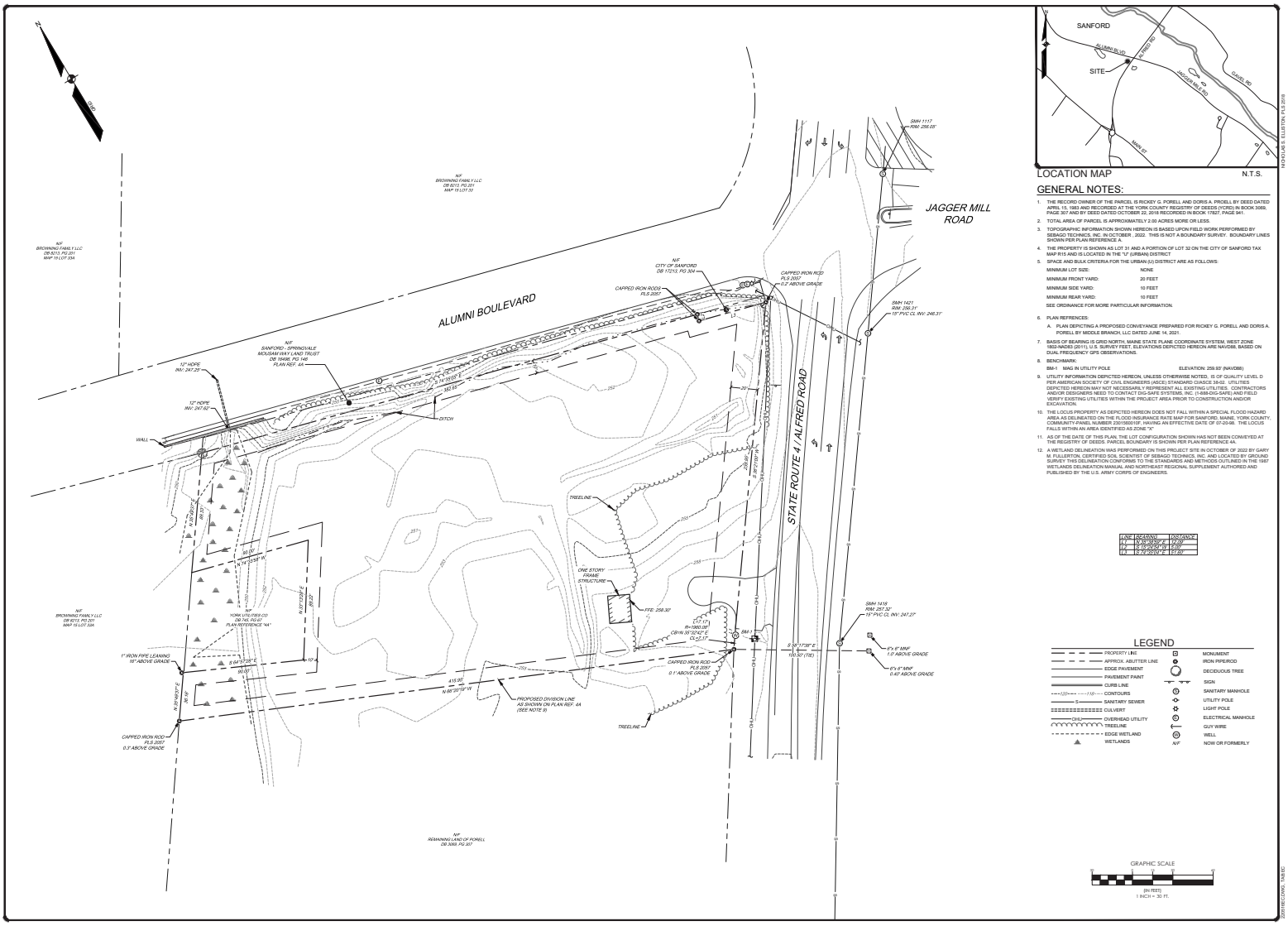


Previously approved site plan

SURVEY

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5-MILE DEMOGRAPHICS

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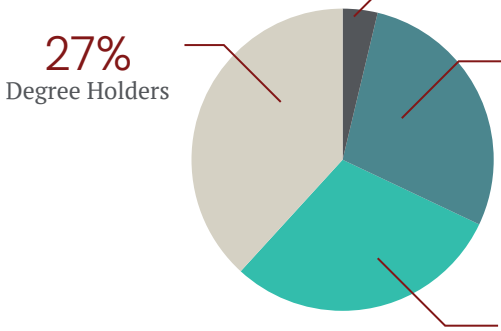
25,771
Population

10,636
Homes

2.3
Average Household Size

43.1
Average Age

Education

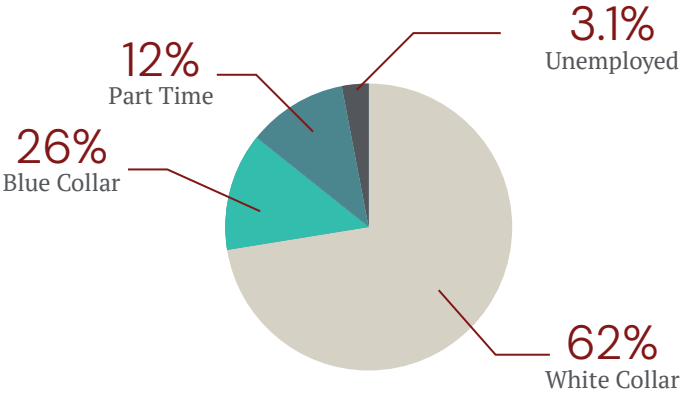




949
Total Businesses

11,666
Total Employees

Employment





$78,847
Average Household Income

AERIAL

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