

1 ROUTE 236

1 Route 236, Kittery, ME 03904



PROPERTY DESCRIPTION

This 12.96-acre site is a top-tier opportunity for hotel and mixed-use development. The property boasts unbeatable I-95 visibility and direct Route 236 exit ramp frontage. To accommodate your project, the owner is prepared to subdivide their existing office parcel from the remaining land. (Current zoning requires a residential component to accompany hotel development).

PROPERTY HIGHLIGHTS

- Excellent Visibility from I-95
- Easy Access from Rt. 236 and I-95
- 40,000 ADT Traffic count on I-95 and +- 14,000 ADT on Rt 236
- Hotels Allowed with Mixed Use
- 2 Miles from Portsmouth Naval Ship Yard and 2 Miles from Downtown Portsmouth

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	12.96 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,074	18,357	49,697
Total Population	1,962	40,169	113,247
Average HH Income	\$92,855	\$139,632	\$132,288

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LAND FOR SALE



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LOCATION DESCRIPTION

Located at the intersection of I-95 and Route 236 in Kittery, Maine within the business park zoning district, this 12.96-acre parcel is available for development. With excellent visibility from I-95, the site is 2 miles from the Portsmouth Naval Shipyard and 2 miles from Market St. in Portsmouth. The seller will divide off his office building from the rest of the parcel.

SITE DESCRIPTION

This 12.96 acre site has excellent visibility from I-95 and easy access from the Rt 236 exit off of I-95. The site is level and has water, sewer, natural gas and power at the street. The site is a mix of wetlands and uplands.

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LOT LINES ARE APPROXIMATE

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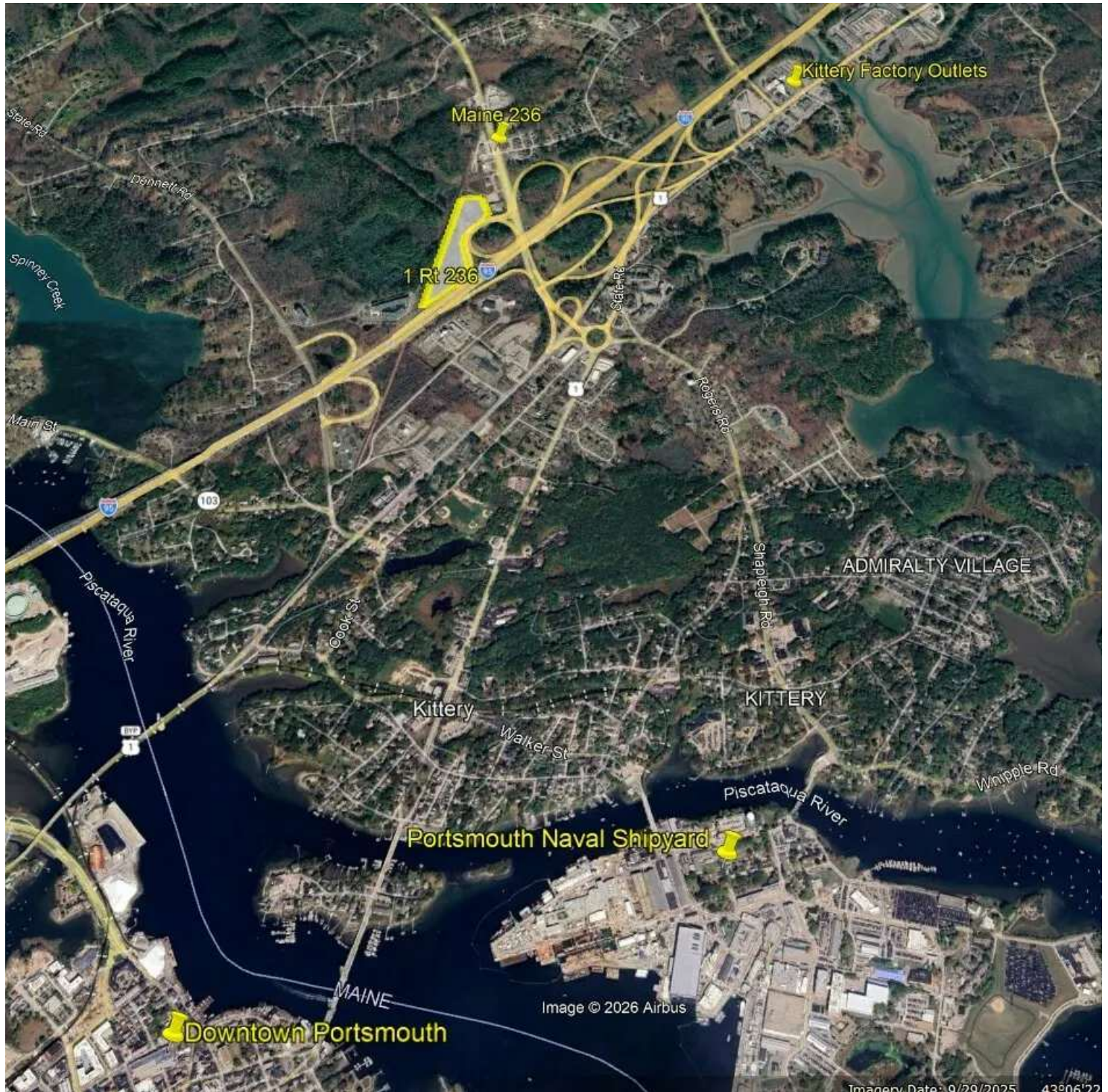
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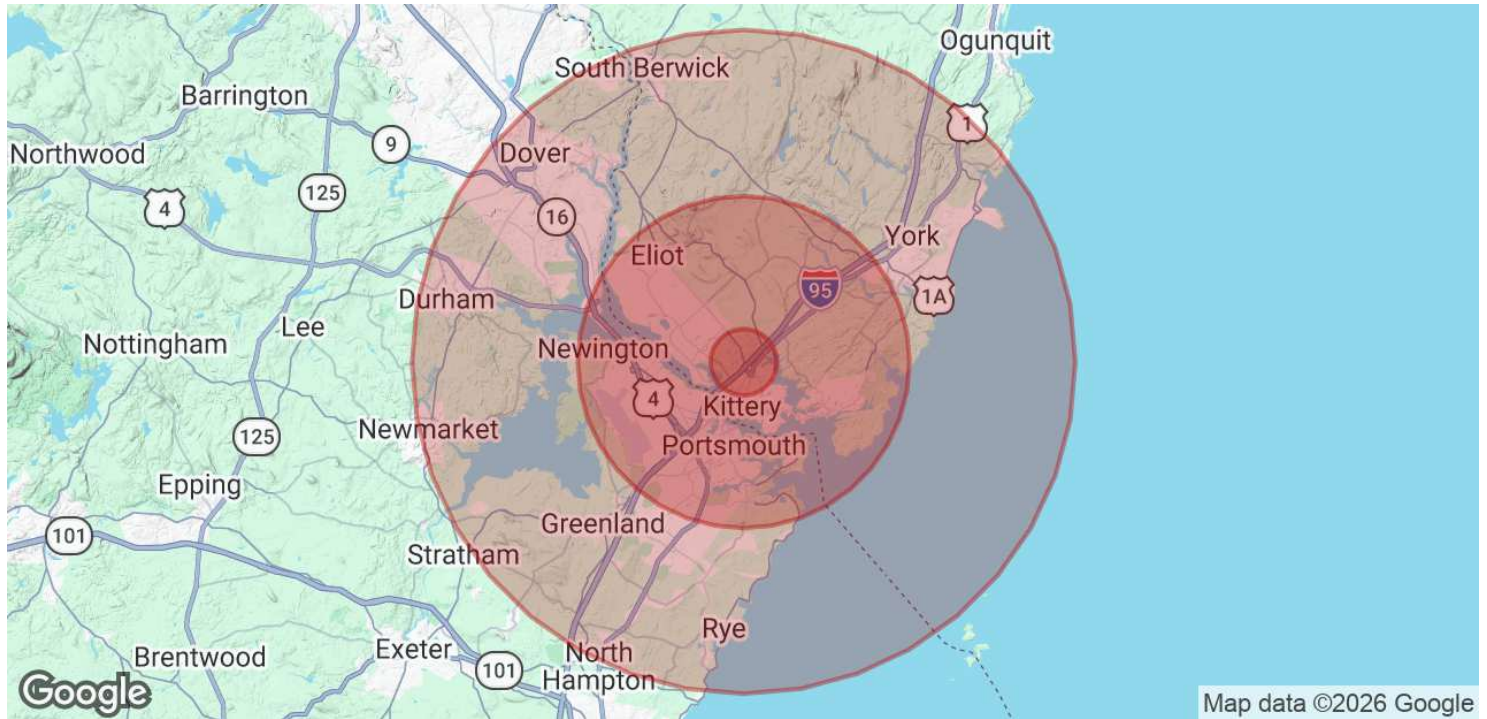
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,962	40,169	113,247
Average Age	57.0	47.6	43.8
Average Age (Male)	51.1	46.5	43.4
Average Age (Female)	62.6	48.8	44.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,074	18,357	49,697
# of Persons per HH	1.8	2.2	2.3
Average HH Income	\$92,855	\$139,632	\$132,288
Average House Value	\$428,108	\$638,882	\$572,885

2023 American Community Survey (ACS)

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