

JOIN MARKET BASKET - PAD SITE FOR LEASE

133 Topsham Fair Mall Road, Topsham, ME 04086



Conceptual Renderings

PROPERTY HIGHLIGHTS

- 0.73± AC parcel located off I-295, Exit 31 in the Topsham Fair Mall Center
- Directly adjacent to newly opened Market Basket
- Able to accommodate up to 7,200± SF of retail space with a drive-thru
- Area businesses include: The Home Depot, Target, Petco, Dick's Sporting Goods, Dollar Tree, Hannaford, Starbucks and more
- Ground Lease Rate: \$85,000/YR NNN
- Build-To-Suit Lease Rate: Contact broker for details

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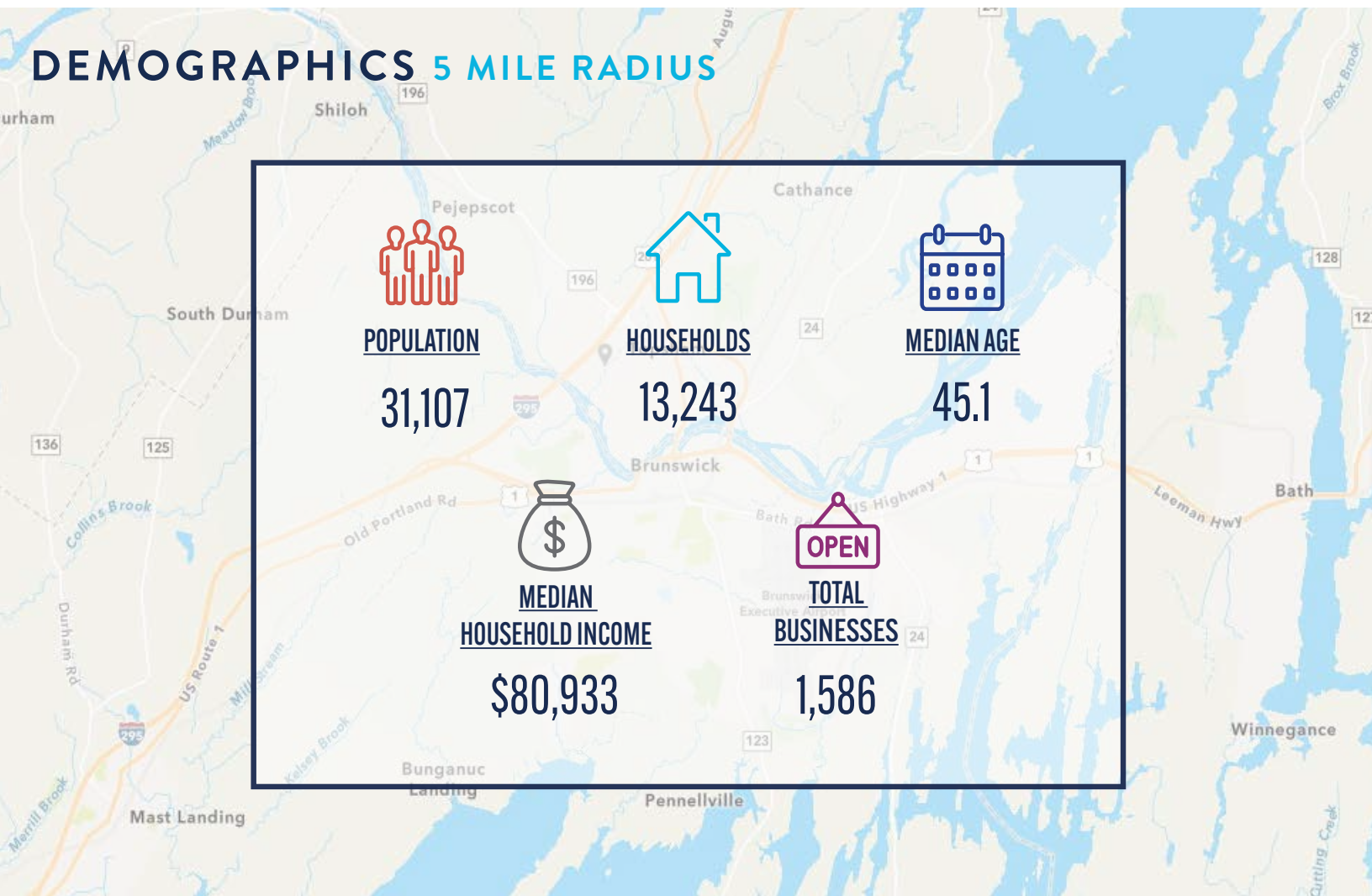
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PROPERTY DETAILS

OWNER	Evergreen Real Estate, LLC
ASSESSOR'S REFERENCE	Map R05, Block 21D, Lot 09D
BUILDING SIZE	Up to 7,200± SF
LAND SIZE	0.73± AC
ZONING	MUC - Mixed Use Commercial
NEARBY BUSINESSES	The Home Depot, Target, Dollar Tree, Petco, Dick's Sporting Goods, SuperCuts, Gamestop, Maine Urgent Care, Market Basket, Hannaford, and many more.
PROHIBITED USES	Pet stores, sporting goods, or white goods stores.

DEMOGRAPHICS 5 MILE RADIUS



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SITE PLANS



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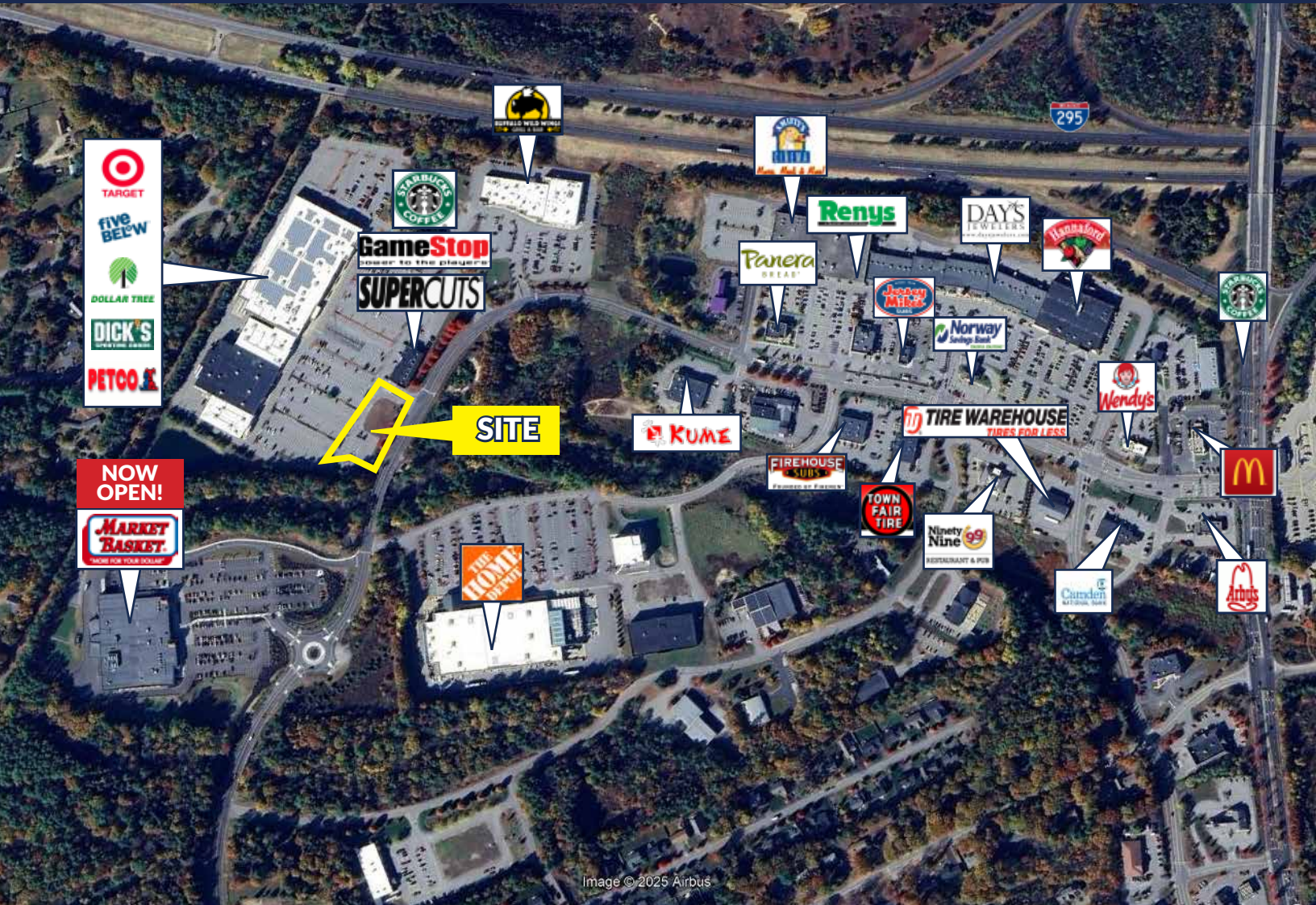


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