

For Lease | Sanford Plaza Retail

1247 Main Street | Sanford, ME



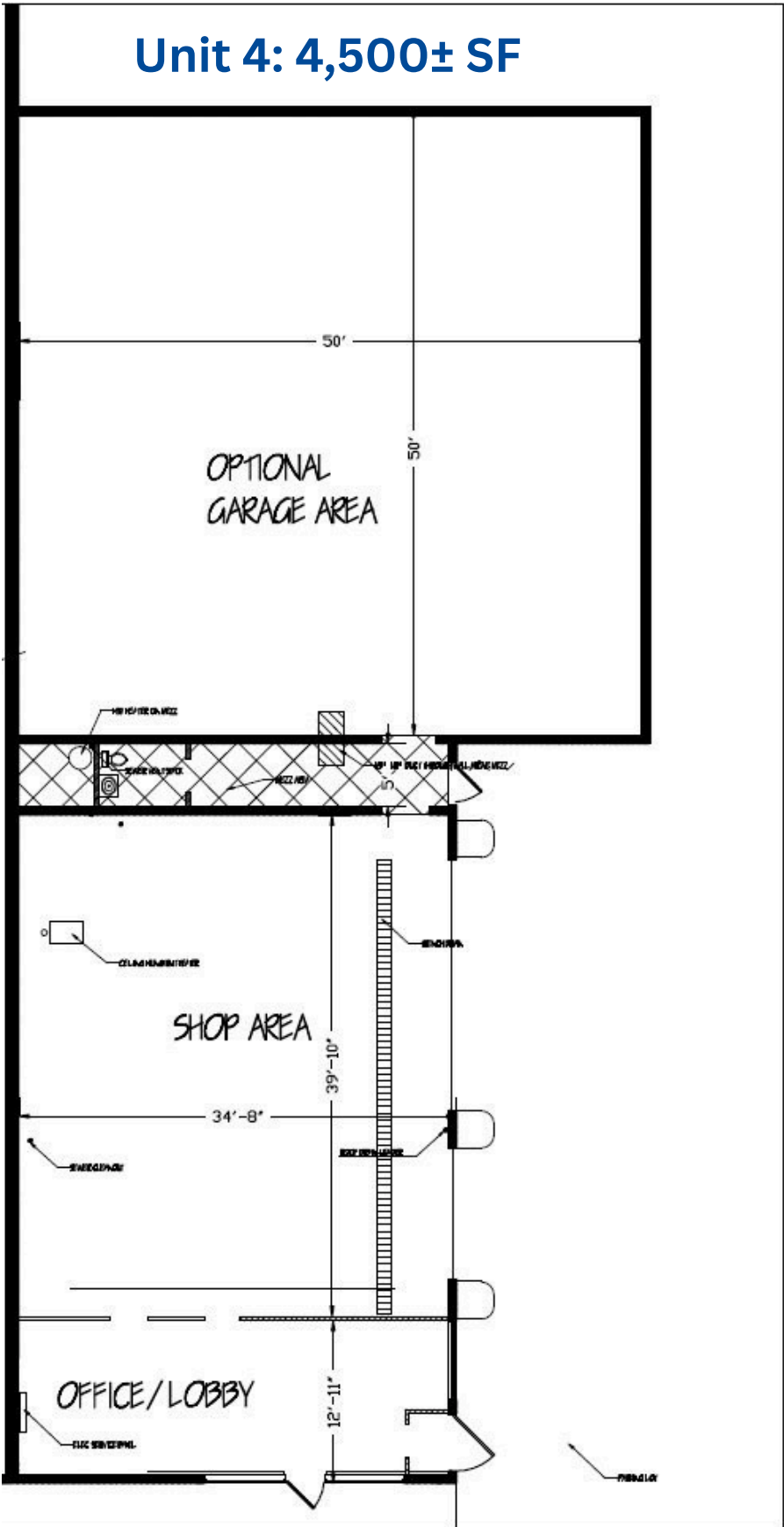
Property Highlights

- 4,500± SF end-cap available for lease
- Highly visible location on Main Street with prominent signage opportunities, 660± ft. of frontage
- Highly trafficked location with 24,000 cars per day on average
- Ample on-site parking
- Join Marden's, Billiards 207, Aroma Joe's, and Bank of America within the plaza
- Ideally positioned for Auto, Laundromat, Gym, among other uses



LANDLORD	KMAN, LLC
BUILDING SIZE	98,282± SF
AVAILABLE SPACE(S)	UNIT 4: 4,500± SF
PARKING	460± CAR LOT, SHARED
HVAC	GAS FIRED ROOFTOP UNITS, CENTRAL HEAT + A/C
UTILITIES	SEPARATELY METERED, MUNICIPAL WATER/SEWER
ZONING	SB (SUBURBAN BUSINESS)
OTHER TENANTS	MARDEN'S, AROMA JOE'S, BILLIARDS 207, BANK OF AMERICA (ATM)
LEASE RATE	\$8.00/SF NNN
NNN'S	\$2.20/SF EST*





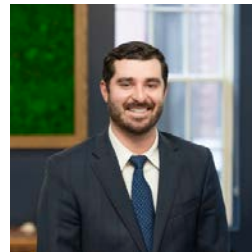


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