

7 Springbrook Road

TURNER, ME



OFFERING MEMORANDUM

KW COMMERCIAL
50 Sewall Street
Second Floor
Portland, ME 04102

PRESENTED BY:

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Property Summary



PROPERTY DESCRIPTION

This well-situated commercial property in Turner presents a versatile opportunity for owner-operators or investors seeking functional space in a growing corridor of Androscoggin County. The building offers flexible layouts across 4,000 square feet, suitable for office, retail, light industrial, service, trades, or storage uses. Located on 4.77 acres, the property features ample on-site parking and easy access from Route 4, which has an average daily traffic count of 11,062 vehicles. Turner continues to experience growth and new business activity, and the location provides quick connectivity to Lewiston/Auburn while benefiting from lower operating costs and a business-friendly community, making it an attractive option for various commercial uses.

PROPERTY HIGHLIGHTS

- 4,000± SF flexible commercial building suited for office, retail, light industrial, trades, service, or storage uses
- Located in a growing commercial corridor of Androscoggin County
- Positioned on 4.77 acres with ample on-site parking
- Convenient access from Route 4 with an ADT of 11,062 vehicles
- Strong connectivity to the Lewiston/Auburn market,

OFFERING SUMMARY

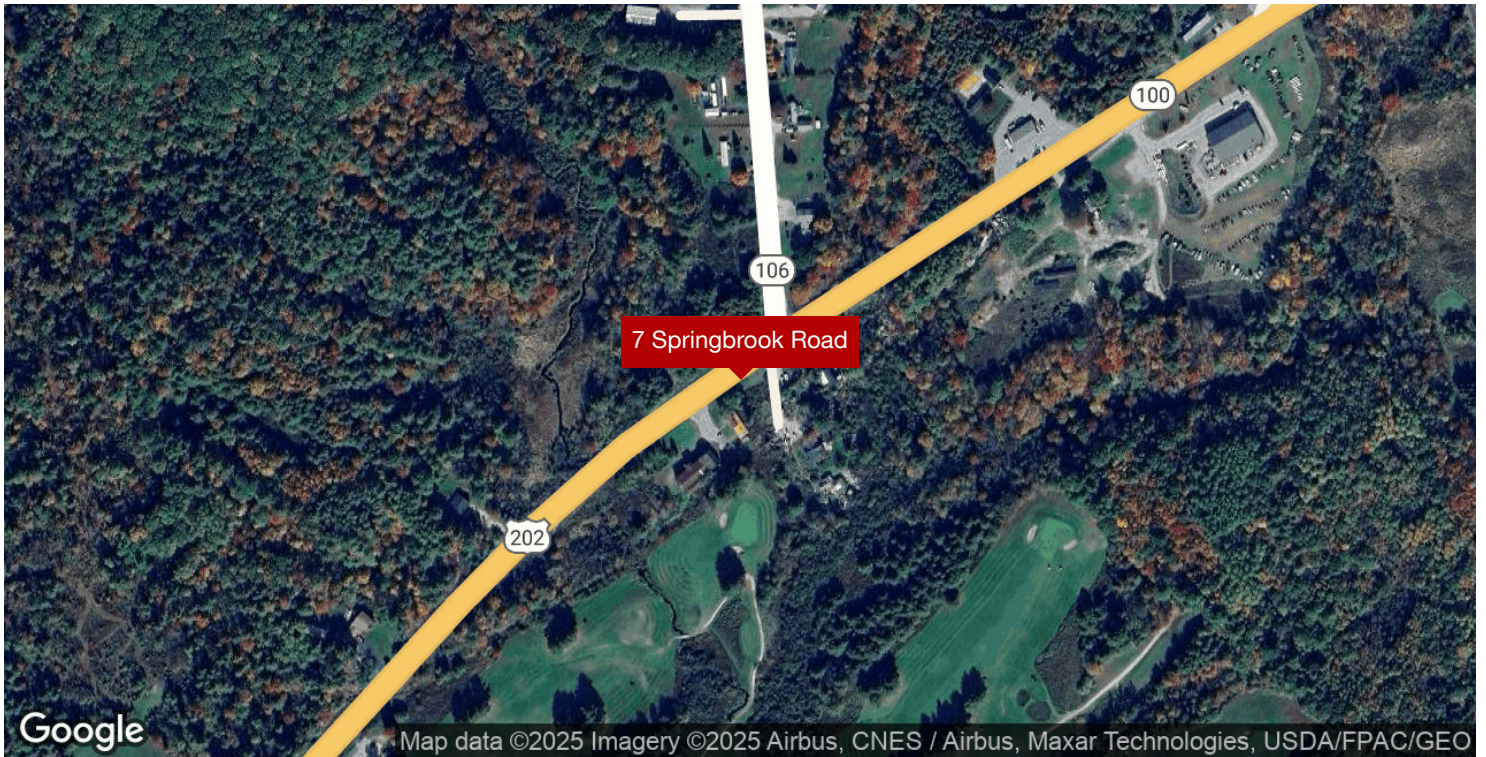
Sale Price:	\$975,000
Lot Size:	4.77 Acres
Building Size:	4,000 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	68	111	292
Total Population	171	279	733
Average HH Income	\$95,623	\$95,114	\$94,455



Regional Map



Additional Photos



Additional Photos



Additional Photos

