

For Lease | Sanford Plaza Pad Site

1247 Main Street | Sanford, ME

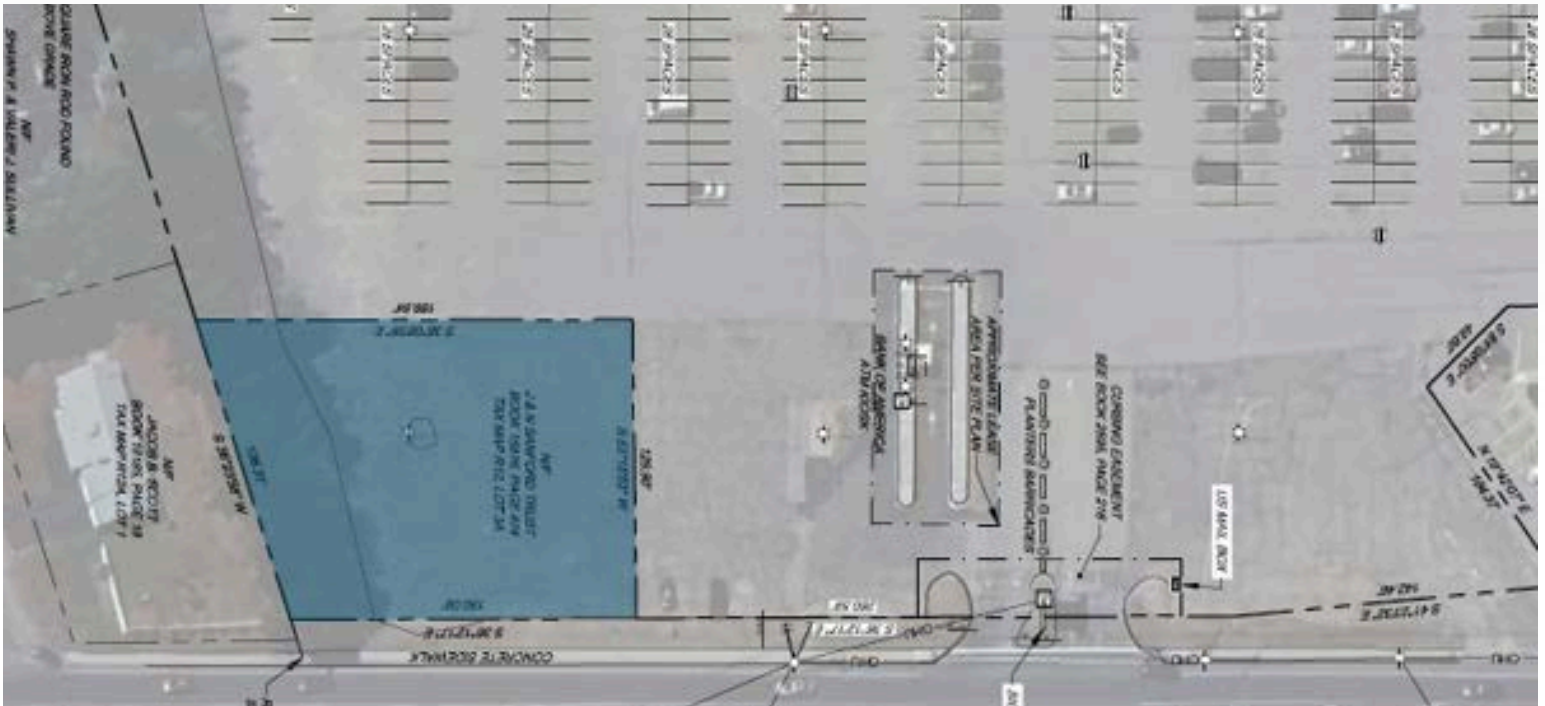


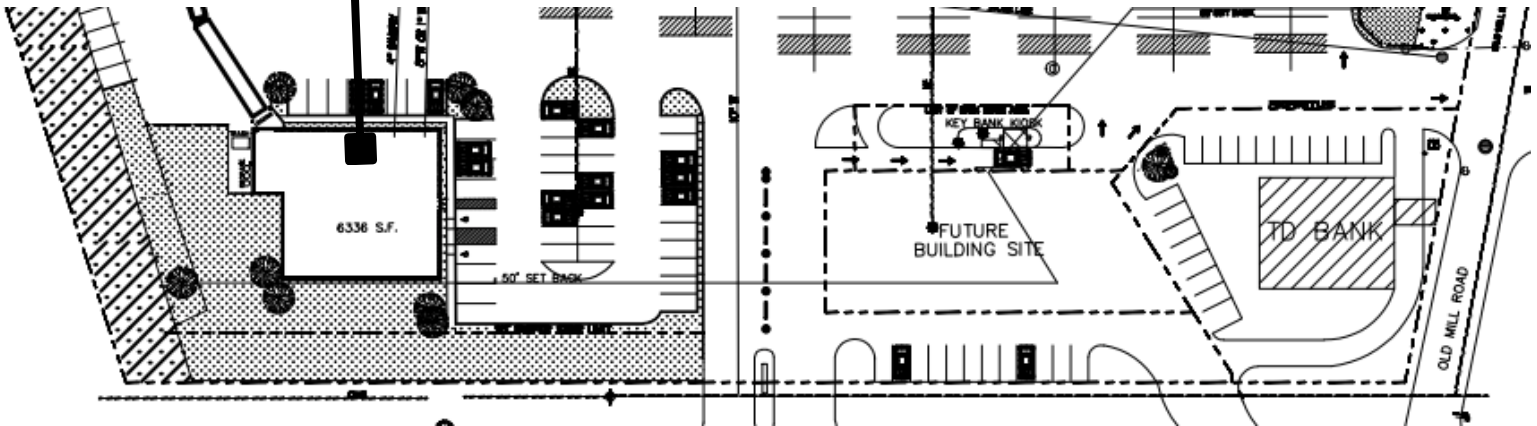
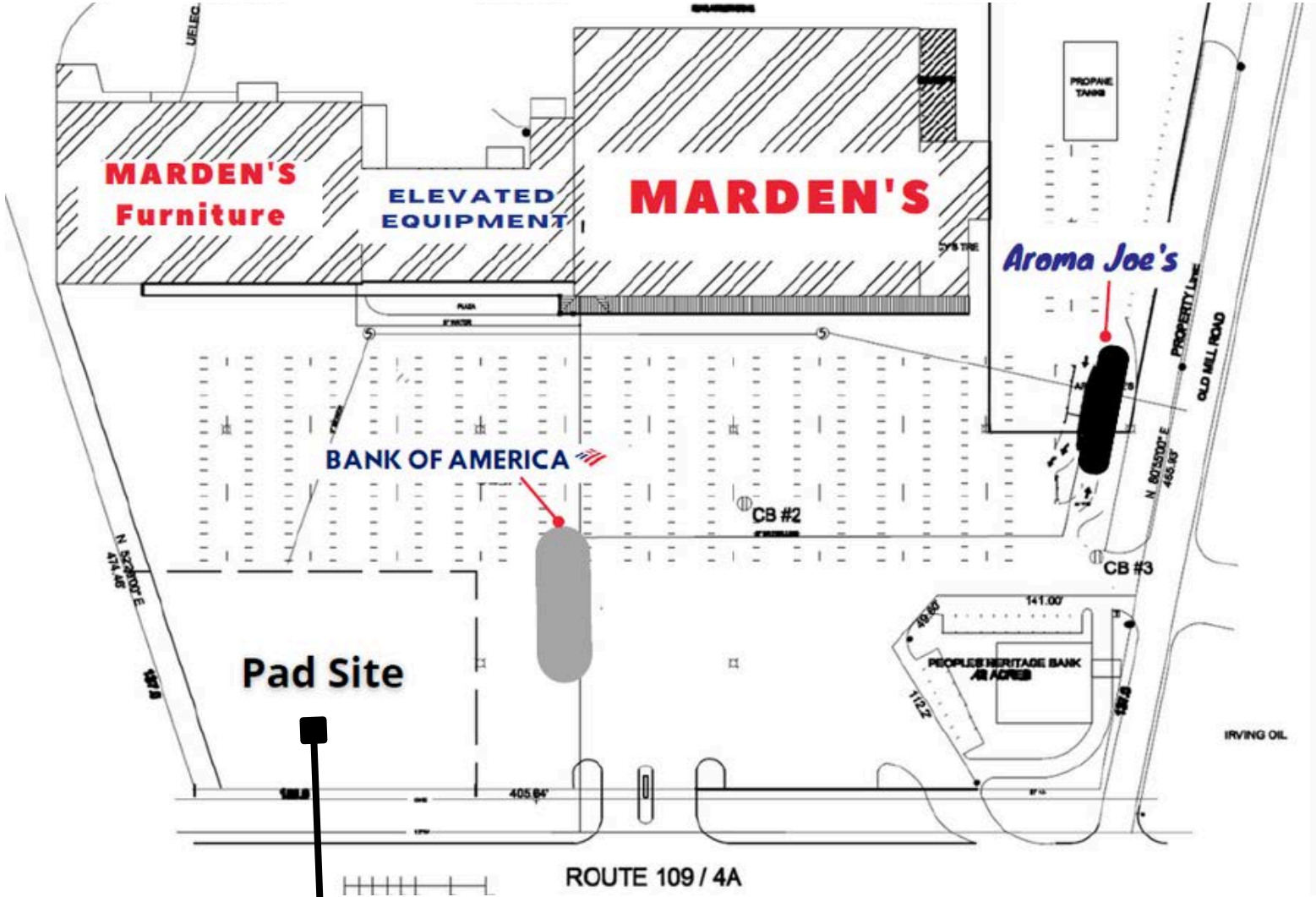
Property Highlights

- 1 Acre Pad Site For Lease, can accommodate up to a 6,000± SF building footprint
- 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, Aroma Joe's, and Bank of America
- Ideally positioned for Banks, Credit Unions, Quick Service Restaurants, Cellular Companies, among other retail uses



LANDLORD	KMAN, LLC
PLAZA SIZE	98,282± SF
AVAILABLE SPACE	PAD SITE 1: UP TO 6,000 SF BUILDING 1 ACRE SITE
PARKING	460± CAR LOT, SHARED
HVAC	GAS FIRED ROOFTOP UNITS, CENTRAL HEAT + A/C
UTILITIES	MUNICIPAL WATER/SEWER
ZONING	SB (SUBURBAN BUSINESS)
OTHER TENANTS	MARDEN'S, AROMA JOE'S, BANK OF AMERICA (ATM)
LEASE RATE	\$60,000/year (\$5,000 per month)





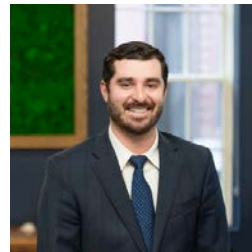


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