

# **LAND FOR SALE**

**MAINE  
BUSINESS ENTERPRISE PARK  
CORPORATE DRIVE  
BANGOR, MAINE**



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**PROPERTY DESCRIPTION**

**PROPERTY:** Maine Business Enterprise Park

**ADDRESS:** Corporate Drive, Bangor, Maine

**DESCRIPTION:** Bangor's premier commercial park, located just off I-95 and within 1 mile of I-395 and Bangor International Airport.

**LOCATION:** The park provides an excellent location for office and service users. Large, cleared lots are ready for immediate development.

**NEIGHBORING BUSINESSES:** Eastern Maine Healthcare Systems, Eastern Maine Medical, Northeast Cardiology, Bangor Saving's Bank, Maine Savings Bank, Bangor International Airport, Bangor Community College, Parkside Children's Learning Ctr. Challenger Learning Center

**OWNER:** City of Bangor

**SIZE:**

<u>Lot</u>	<u>Acre</u>	<u>Frontage</u>	<u>Price</u>
7	2.50	353' on Corporate Dr	\$200,000
9	2.13	295' on Corporate Dr	\$170,400
11	2.25	309' on Corporate Dr 314' on Venture Way	\$200,000
12	3.37	304' on Venture Way 327' on Maine Ave	\$320,150

**UTILITIES:** Natural gas, electric, fiber optics, sewer and water available at the street

**PERMITTING:** Maine DEP permits in place

**ASSESSOR'S** Map 001, Lot's 11 & 13  
Map R25, Lot's 31 & 32

**ZONING:** T & S (Technology & Service)  
Declaration of Covenants, Conditions and Restrictions available upon request



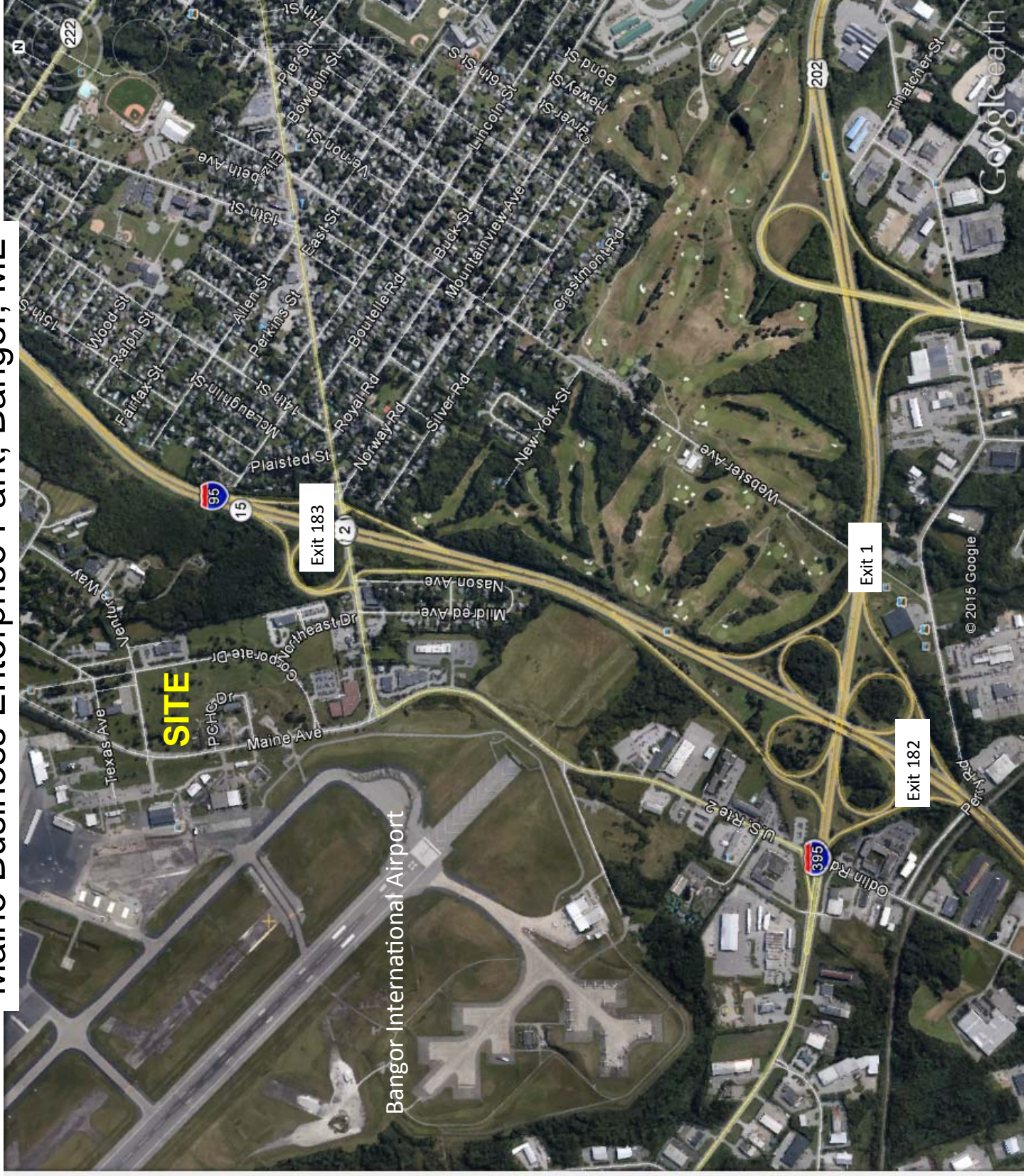
Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that he represents the seller's interest and has such a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.



# Maine Business Enterprise Park, Bangor Maine



# Maine Business Enterprise Park, Bangor, ME



**MAINE BUSINESS & ENTERPRISE PARK  
BANGOR, ME**

**Demographic Report**

<b>Population</b>	<b>5 Miles</b>	<b>15 Miles</b>	<b>30 Miles</b>
2010 Population	49,208	114,672	191,309
2015 Population	48,646	116,347	195,398
2020 Population	48,722	118,590	200,126
<b>Households</b>			
2010 Households	21,381	48,428	78,634
2015 Households	21,275	47,414	80,991
2020 Households	21,398	48,522	83,366
<b>Summary Housing Information</b>			
2010 Owner Occupied Housing Units	11,312	29,958	54,440
2010 Renter Occupied Housing Units	10,069	16,470	24,194
2015 Owner Occupied Housing Units	10,867	29,853	54,938
2015 Renter Occupied Housing Units	10,408	17,560	26,053
2020 Owner Occupied Housing Units	10,922	30,571	56,628
2020 Renter Occupied Housing Units	10,476	17,951	26,738
<b>2015 Households by Income</b>			
\$0 - \$14,999	3,605	7,089	12,317
\$ 15,000 - 24,999	3,099	6,059	10,667
\$ 25,000 - 34,999	2,826	5,975	10,342
\$ 35,000 - 49,999	3,030	6,701	11,750
\$ 50,000 - 74,999	3,385	8,586	15,238
\$ 75,000 - 99,999	2,280	5,758	9,599
\$100,000 - 149,999	1,864	4,564	7,362
\$150,000 +	1,187	2,682	3,716
<b>2015 Income</b>			
Average Household Income	\$ 57,775	\$ 60,848	\$ 58,022
Median Household Income	39,401	44,194	42,981