



RETAIL/OFFICE BUILD TO SUIT

94 PARK DRIVE
TOPSHAM, ME 04086

Jessica Bedell

Associate Advisor & Administrative /
Marketing Coordinator

207.613.7400 x200

jessica.bedell@svn.com

Executive Summary



LEASE OVERVIEW

Available SF: 18,150 +/-

Lease Rate: N/A

Lot Size: 2.84 Acres

Zoning: Mixed Use Commercial

Market: Brunswick-Topsham

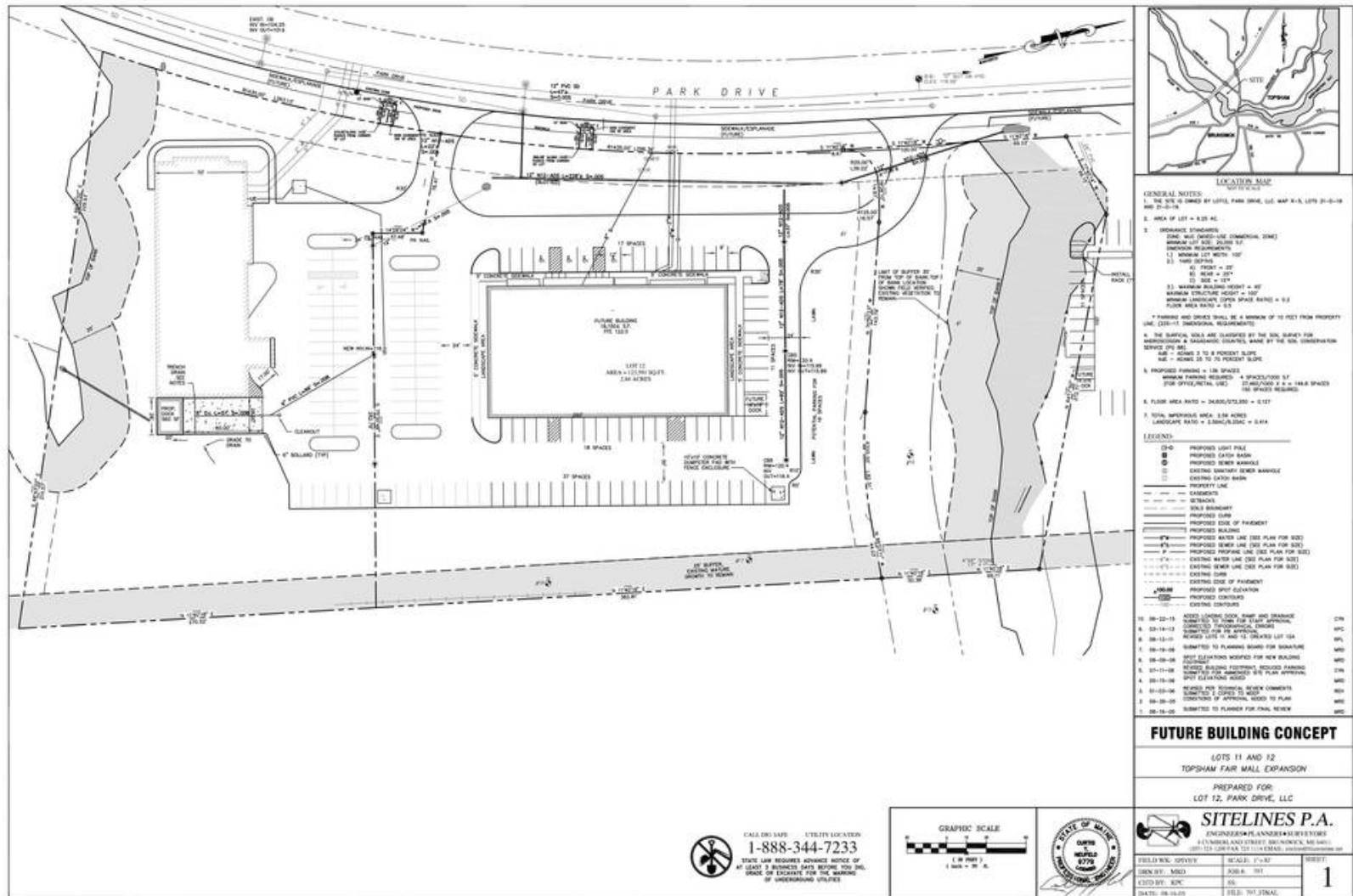
PROPERTY DESCRIPTION

94 Park Drive has been fully approved for up to 18,150 +/- SF build to suit medical office and land lease.

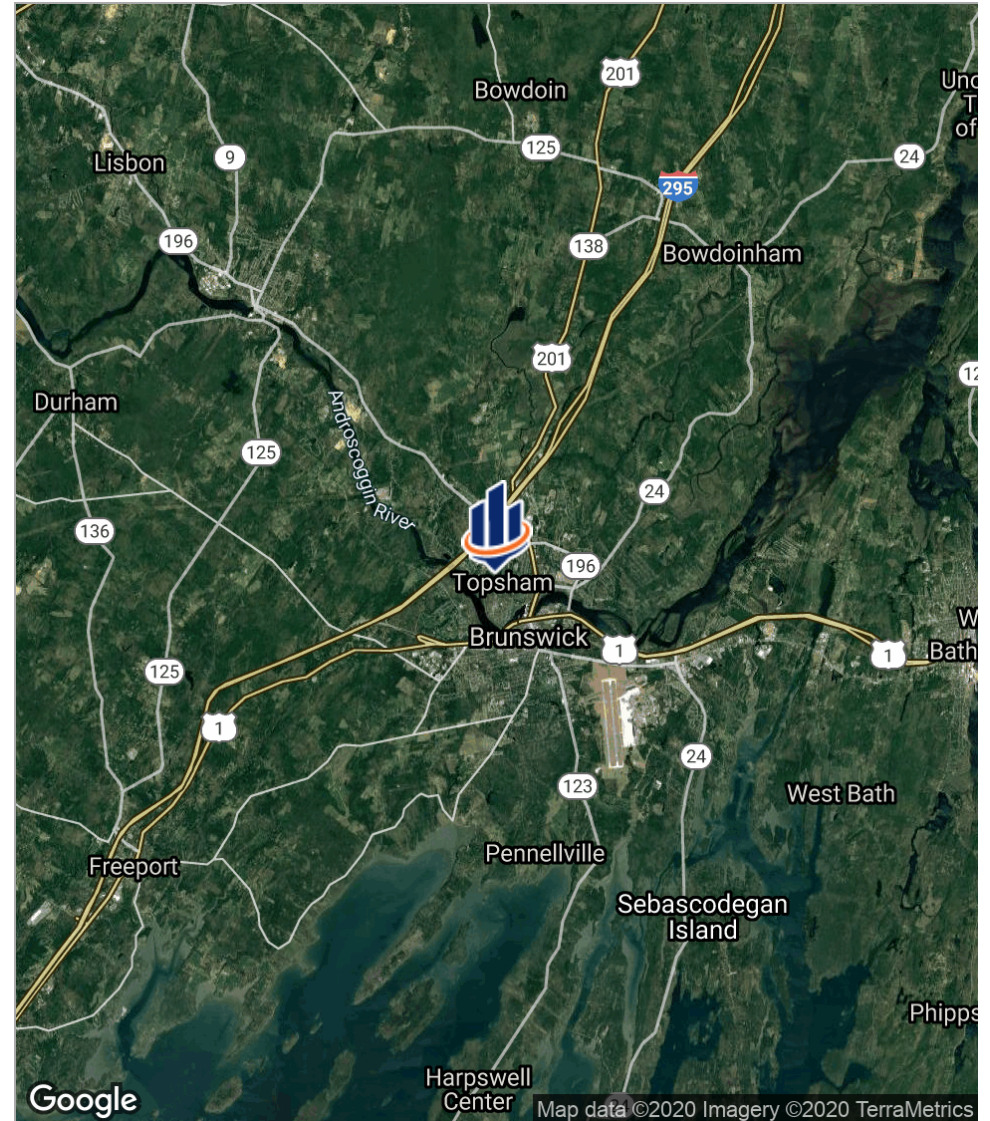
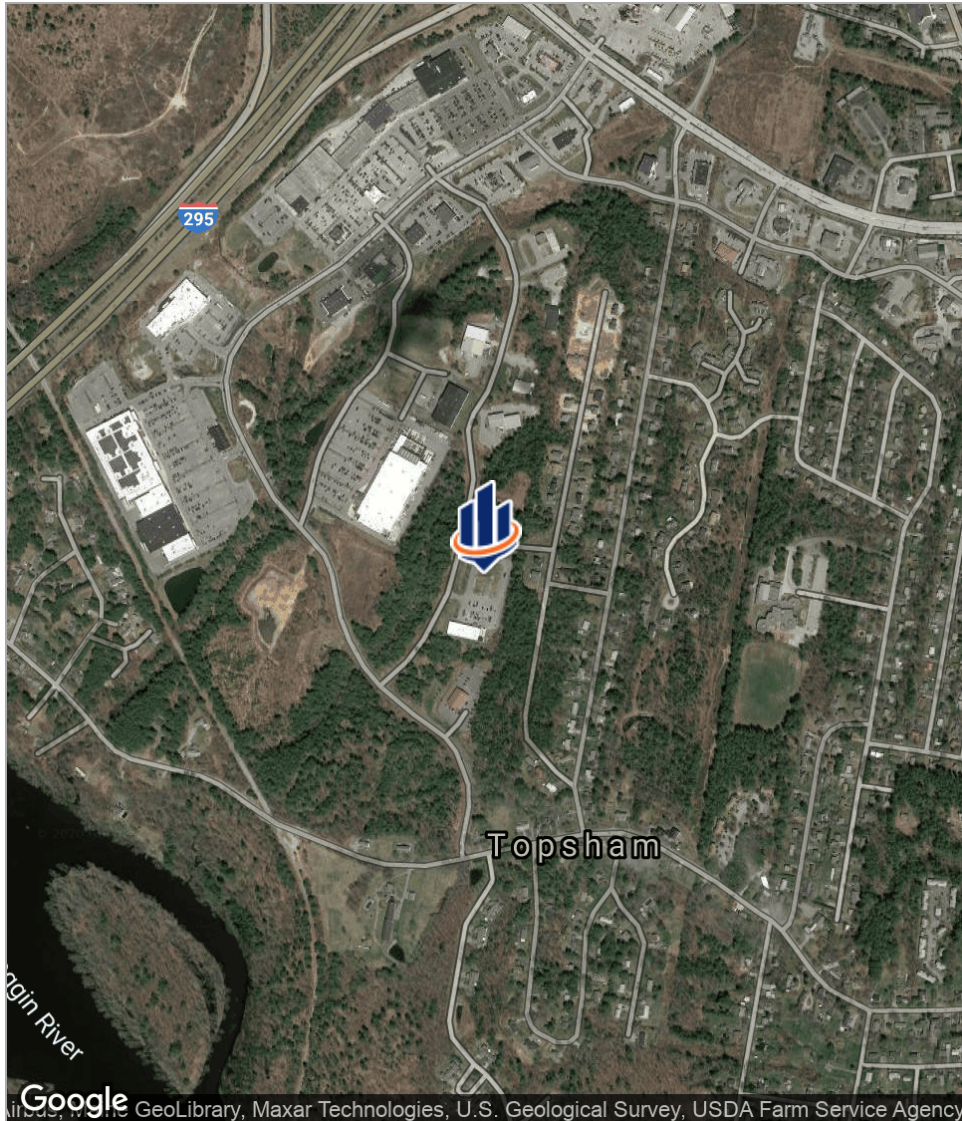
The property sits on the corner of Park Drive and Merryman Way. The property is easily accessible from the Topsham Fair Mall Road. Adjacent to a new Goodwill store and 47+ unit housing subdivision at Mallet Woods.

PROPERTY HIGHLIGHTS

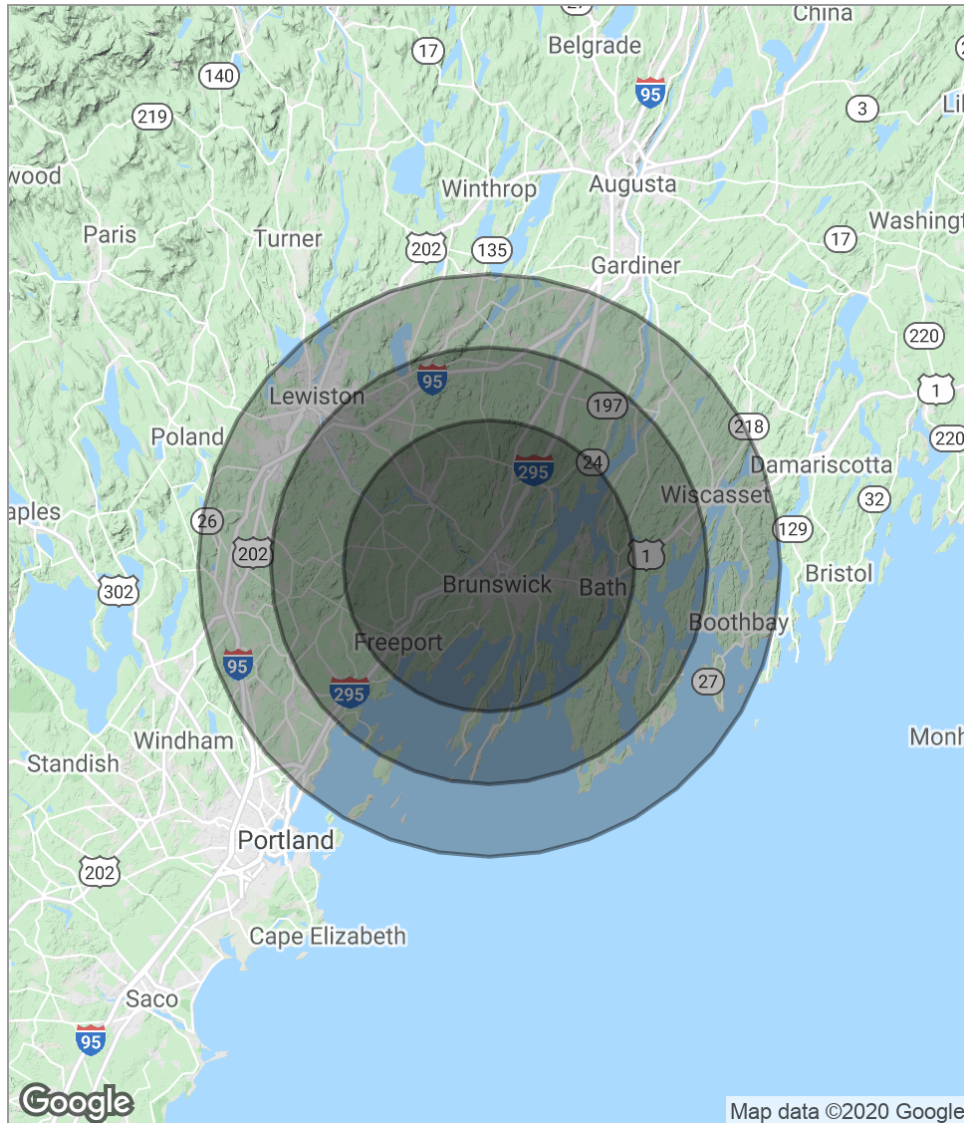
- High parking ratio
- Signage available on Topsham Fair Mall Road [18,000 AADT]
- Direct access to Route 196 [28,000 AADT]
- Easy access to Interstate 295 and US Route 1



Location Maps



Demographics Map



POPULATION	10 MILES	15 MILES	20 MILES
Total population	64,296	107,199	190,414
Median age	40.2	40.8	40.3
Median age [male]	38.2	39.3	38.8
Median age [Female]	42.1	42.1	41.3
HOUSEHOLDS & INCOME	10 MILES	15 MILES	20 MILES
Total households	26,358	43,738	77,221
# of persons per HH	2.4	2.5	2.5
Average HH income	\$66,628	\$65,612	\$62,946
Average house value	\$226,636	\$237,684	\$244,664

** Demographic data derived from 2010 US Census*