



FOR SALE 4.23 ACRES ON PRIME AUTOMOTIVE STRIP LOCATION

99 MAIN STREET
TOPSHAM, ME 04086

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Property Summary



OFFERING SUMMARY

Sale Price: \$1,800,000

Build-to-Suit Price Please Contact Broker

Lot Size: 4.23 Acres

Zoning Village Center

PROPERTY OVERVIEW

SVN | The Urbanek Group is pleased to present 4.23 Acres located at 99 Main Street, Topsham. Given the properties prime location on Main Street, easy access to I-295 / Topsham Fair Mall, excellent demographics, and adjacent properties make this a unique and desirable development opportunity.

LOCATION OVERVIEW

Located on the southeast corner of the intersection of Route 201 [Main St.] and Route 196 [Lewiston Rd.] across from the Topsham Municipal offices and Public Safety building, and just minutes from I-295 and The Topsham Fair Mall.

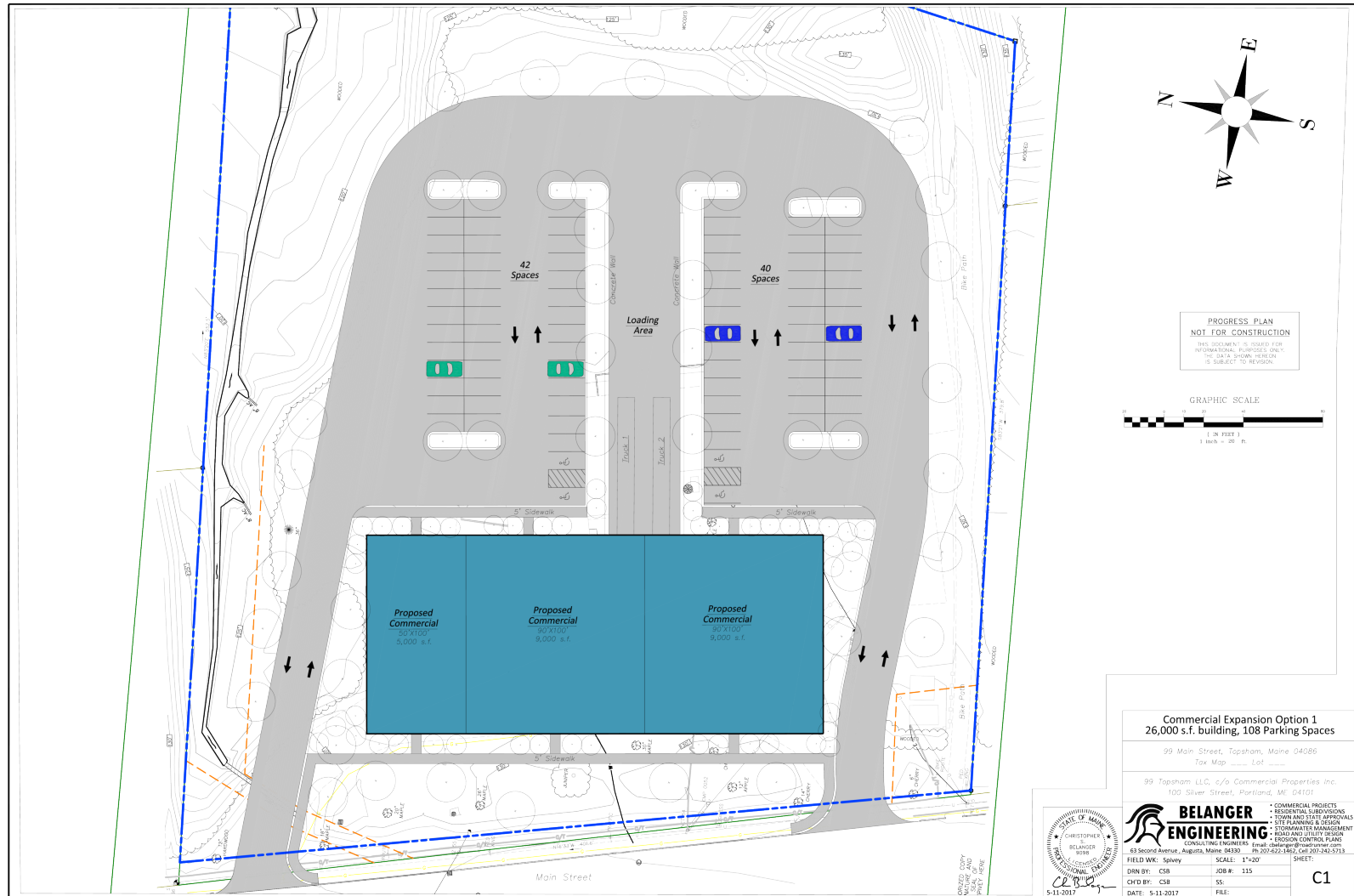
PROPERTY HIGHLIGHTS

- Acreage makes for an excellent development opportunity.
- Village Center zoning allows for a variety of permissible uses.
- Build-to-suit option available; please inquire with listing broker.

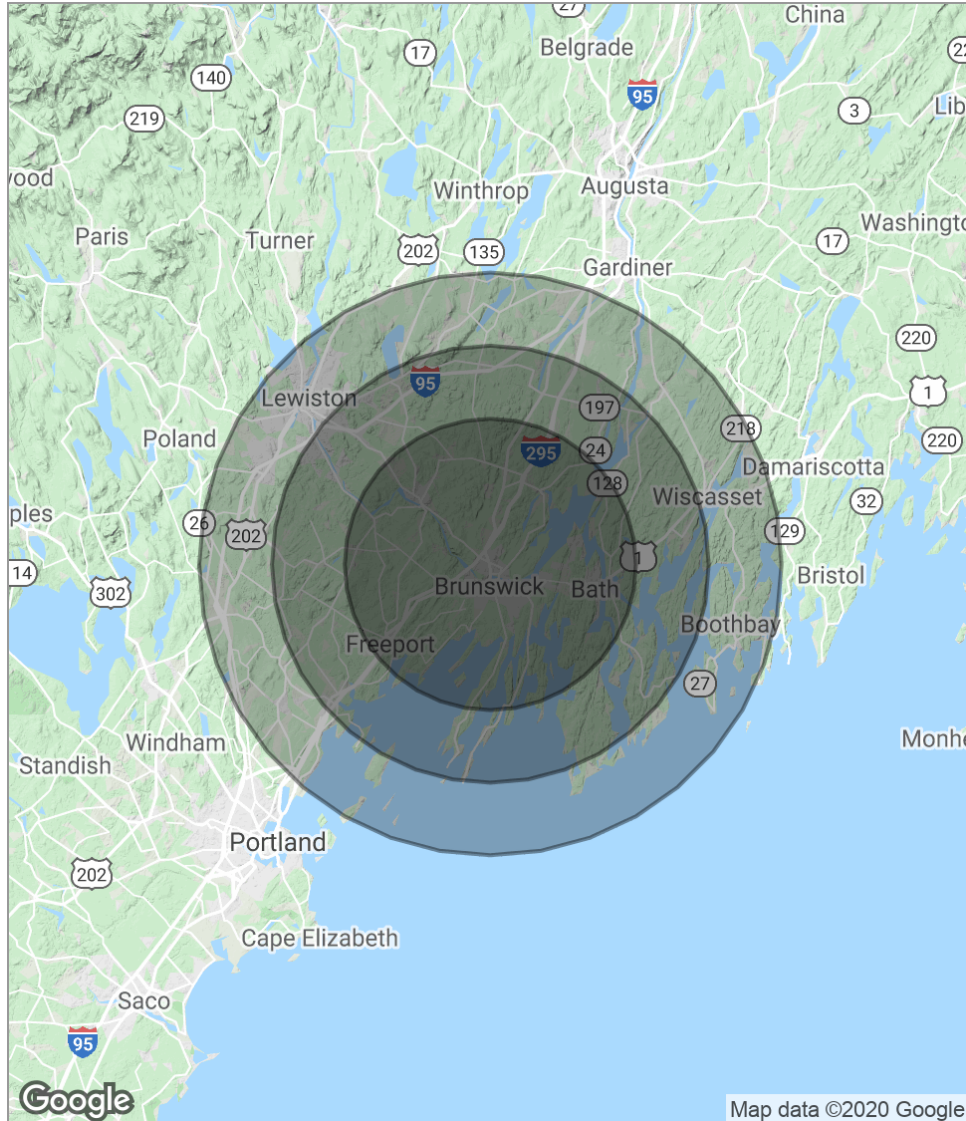
99 Main Street Aerial



Proposed Commercial Development Plan



Demographics Map



POPULATION	10 MILES	15 MILES	20 MILES
Total population	65,925	105,509	178,622
Median age	40.2	40.8	41.0
Median age [male]	38.2	39.3	39.7
Median age [Female]	42.0	42.2	42.0
HOUSEHOLDS & INCOME	10 MILES	15 MILES	20 MILES
Total households	27,154	43,045	72,791
# of persons per HH	2.4	2.5	2.5
Average HH income	\$65,535	\$65,112	\$64,089
Average house value	\$230,370	\$235,556	\$241,278

** Demographic data derived from 2010 US Census*