



A
5,000 SF w/
Drive-Thru

B
(2) 5,000 SF
Building

ROUTE 11 & 26, MECHANIC FALLS

C
9,900 SF
Building

EGG-CEPTIONAL

**JOIN HANNAFORD
3 PAD SITES
FOR SALE OR LEASE**



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Property Summary



OFFERING SUMMARY

Sale Price:	\$975,000
Lease Prices:	Contact Broker
Lot Size:	10 Acres
Zoning:	General Business
Traffic Count:	10,000
Price / SF:	\$2.24

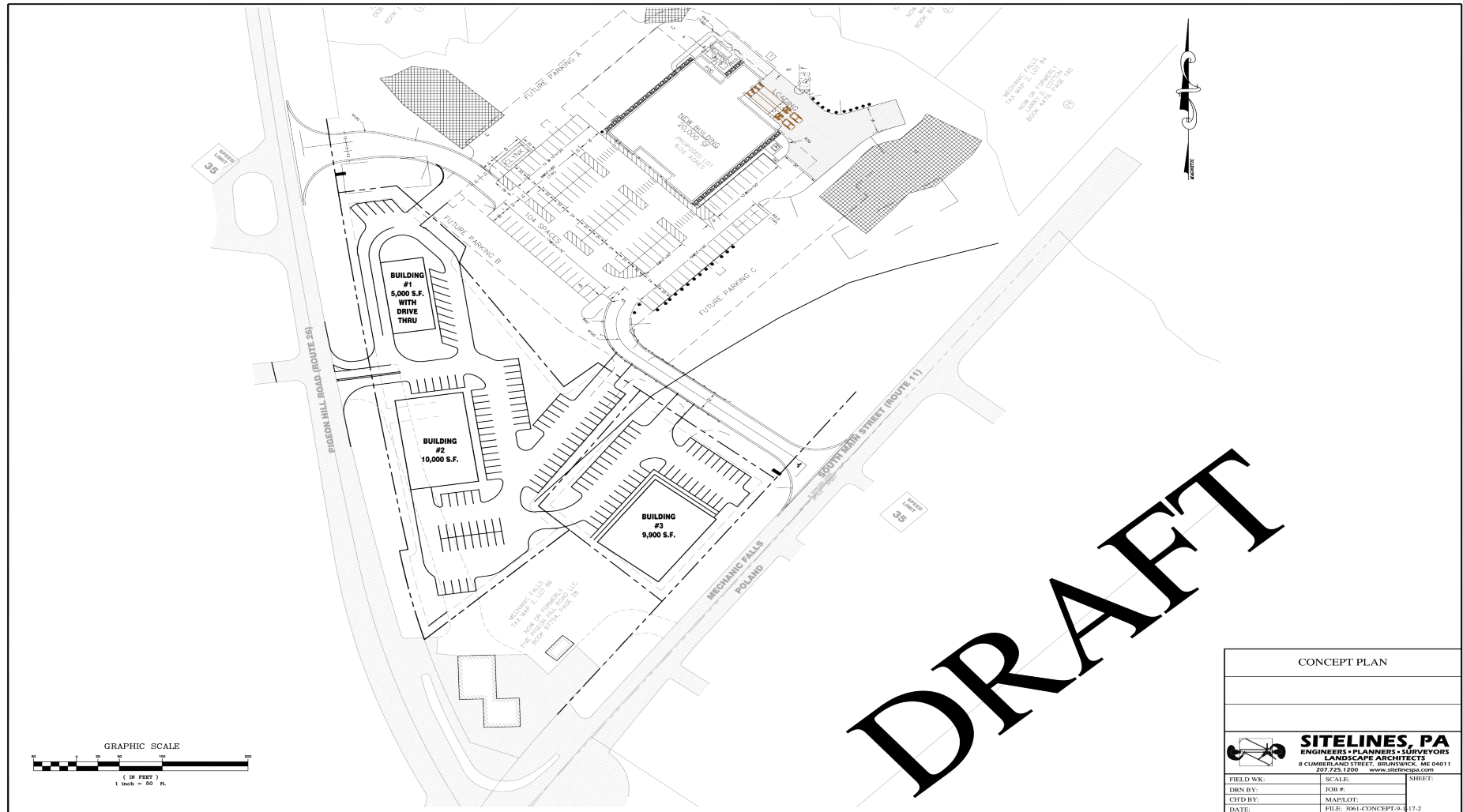
PROPERTY OVERVIEW

With entrances on Routes 11 and 26 this development property provides the preeminent retail opportunity in the region! With over 10 acres available the property boasts over 1000' of frontage on both Routes 11 & 26. A new Hannaford store opened July 2018, a McDonald's/Citgo combination store recently opened on the adjacent property, and a Family Dollar anchored strip sits just half a mile down the road. Pad sites also available for lease or ground lease; please contact broker for additional information.

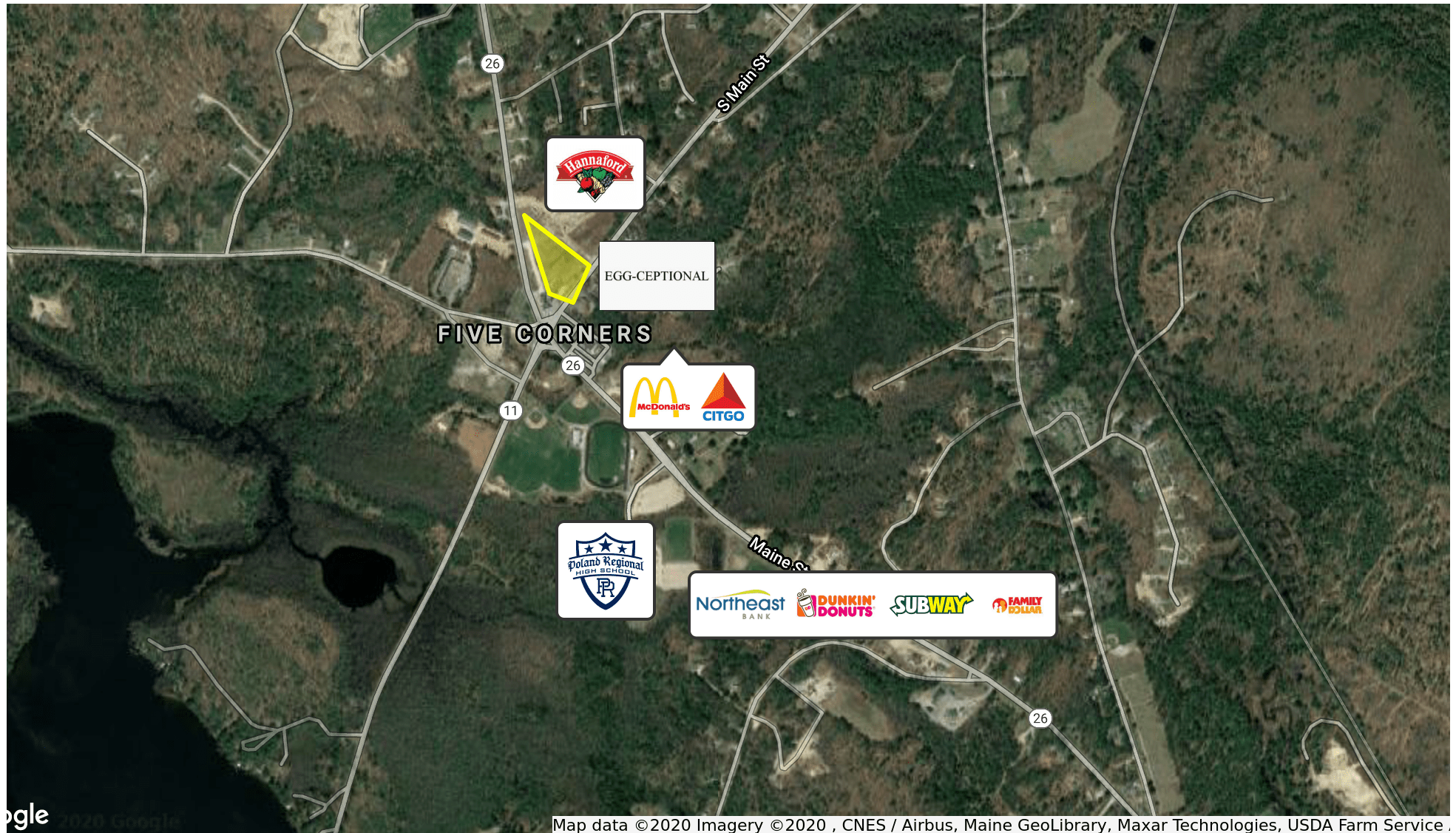
PROPERTY HIGHLIGHTS

- High Traffic Corner; New Intersection and Turning Lanes
- Oxford Casino 3.5 Miles NW
- Gray 15 Miles S
- Naples 16 Miles SW
- Auburn 12 Miles E

Proposed Site Plan



Retailer Map



Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	8,710	34,542	198,462
Median age	42.7	42.0	39.8
Median age [Male]	43.0	41.9	38.3
Median age [Female]	42.4	42.1	40.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	3,515	13,971	80,910
# of persons per HH	2.5	2.5	2.5
Average HH income	\$64,827	\$62,818	\$58,473
Average house value	\$183,751	\$207,639	\$219,335

** Demographic data derived from 2010 US Census*