Vacant Land, US RT 1/River RD. Arundel Maine
<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Portland Road (US Route 1) &amp; River Road Arundel, Maine</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description:</td>
<td>Vacant Land</td>
</tr>
<tr>
<td>Tax Map/Lot:</td>
<td>36/18</td>
</tr>
<tr>
<td>Sale Price:</td>
<td>$600,000</td>
</tr>
<tr>
<td>Prime location with great visibility from both directions in rapidly growing market!</td>
<td></td>
</tr>
<tr>
<td>Land Area:</td>
<td>15.1 AC</td>
</tr>
<tr>
<td>Building Area:</td>
<td>n/a</td>
</tr>
<tr>
<td>Book/Page:</td>
<td>9007/0055</td>
</tr>
<tr>
<td>Zone</td>
<td>DB-1 - Downtown Business District 1</td>
</tr>
</tbody>
</table>

**For More Information:**
Marc R. Brunelle 207-229-5156 or mrbcommercial@gmail.com
Demographics

Demographic:

Mile 1: 949
Mile 3: 9,267
Mile 5: 19,072

Median-Income:

Mile 1: $61,849
Mile 3: $64,143
Mile 5: $69,066

Average Daily Traffic Count:

10,340
Trade Area Map

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207-229-5156
mrbcommercial@gmail.com
Development Plan

LOT 1
GROSS LOT AREA: 84,452+/- SQ. FT.
UPLAND AREA: 43,610+/- SQ. FT.
WETLAND AREA: 40,842+/- SQ. FT.

LOT 2
GROSS LOT AREA: 201,605+/- SQ. FT.
UPLAND AREA: 56,037+/- SQ. FT.
WETLAND AREA: 145,568+/- SQ. FT.

LOT 3
GROSS LOT AREA: 98,329+/- SQ. FT.
UPLAND AREA: 78,582+/- SQ. FT.
WETLAND AREA: 19,747+/- SQ. FT.

LOT 4
GROSS LOT AREA: 141,461+/- SQ. FT.
UPLAND AREA: 103,393+/- SQ. FT.
WETLAND AREA: 38,068+/- SQ. FT.

LOT 5
GROSS LOT AREA: 149,050+/- SQ. FT.
UPLAND AREA: 87,892+/- SQ. FT.
WETLAND AREA: 61,158+/- SQ. FT.

COMPOSITE DEVELOPMENT

DATE: REVISIONS: PREPARED FOR
NOTE: THIS PLAN IS A COMPOSITE OF A SURVEY PLAN
BY SEBAGO TECHNICS DATED JULY 1, 2002,
CONCEPT SITE PLAN PREPARED BY MITCHELL 
& ASSOCIATES DATED FEBRUARY 9, 2002, AND
MAINE OFFICE OF GIS AERIAL PHOTOGRAPH.
MAP ISSUED FOR PLANNING PURPOSES ONLY.

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