Vacant Land Sanford, Maine
<table>
<thead>
<tr>
<th>Property Address</th>
<th>Alfred Rd Sanford, ME  (Vacant Land on Sanford Rotary)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>A combined 2.21 AC of Vacant land on Sanford Rotary (Route 4/ Main St), excellent site visibility!</td>
</tr>
<tr>
<td>Tax Map/Lot</td>
<td>R15/54</td>
</tr>
<tr>
<td>Sale Price</td>
<td>$375,000</td>
</tr>
<tr>
<td>Taxes 2015</td>
<td>$3,660.84</td>
</tr>
<tr>
<td>Land Area</td>
<td>2.21 AC</td>
</tr>
<tr>
<td>Zone</td>
<td>CC/ORB- Commercial Centers &amp; Office, Research &amp; Bussiness ParkZone and IB-Now called “U” or Urban Zone</td>
</tr>
<tr>
<td>Parcel Dimensions</td>
<td>See Attached Tax Map on page 5 (last page)</td>
</tr>
<tr>
<td>Additional Infoomration</td>
<td>Sanford High School is building a new High School/Campus with access from Route 4 to the High School…Please see attached Site Plan for New School on Page 6.</td>
</tr>
</tbody>
</table>

**For More Information:**  
John R. Gendron, CCIM  207-939-8500 or johnrgendron@gmail.com
Demographics

Demographic:
Mile 1: 1,260
Mile 2: 4,952
Mile 3: 13,622

Median-Income:
Mile 1: $43,225
Mile 2: $43,131
Mile 3: $41,089

Average Daily Traffic Count:
18,940
Sanford Dollar Store/Gas Station Trade Map

For More Information:
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*Cumberland Farms bought lot across the street from current site

PROPOSED SITE
Sanford New High School Site Plan

For More Information:
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Proposed Retail Site Plan- 10,500 +/- SF with 51 Parking Spaces

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