Sanford Rotary-2 Parcels
(Route 4/Main Street)
FOR SALE
<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Route 4/ Main St on the Sanford Rotary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description:</td>
<td>For Sale Re-Development Site! Site has been proposed to fit 2 buildings on site.</td>
</tr>
<tr>
<td>A. 3,000 +/- SF building with up to 3 Lane Drive-thru</td>
<td></td>
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<tr>
<td>B. 10,500 +/- Retail Building</td>
<td></td>
</tr>
<tr>
<td>Tax Map/Lot:</td>
<td>Tax Map R15/ Lot 54 &amp; R15/ Lot 53</td>
</tr>
<tr>
<td>Land Area:</td>
<td>3.37 AC &amp; 2.21 AC</td>
</tr>
<tr>
<td>Building Size:</td>
<td>TBD</td>
</tr>
<tr>
<td>Zone:</td>
<td>U-Urban</td>
</tr>
<tr>
<td>Parking:</td>
<td>75+ Parking in Total</td>
</tr>
<tr>
<td>Access:</td>
<td>Access on Sanford rotary Main Street and Route 4</td>
</tr>
<tr>
<td>For Sale:</td>
<td>$695,000</td>
</tr>
</tbody>
</table>

**For More Information:**

John R. Gendron, CCIM  
207-939-8500 or johngendron@me.com  
www.gendroncommercial.com

*The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. The Broker, whether a listing or leasing Broker or potential selling or leasing Broker, hereby discloses that he/she is acting solely as an agent for the Owner, Landlord, or Seller in the leasing, lease negotiations, marketing and sale or leasing of this property.*
Demographics

Demographic:

Mile 1: 1,154
Mile 2: 4,867
Mile 3: 13,664

Median-Income:

Mile 1: $49,859
Mile 2: $48,181
Mile 3: $47,321

Average Daily Traffic Count:

18,940
Proposed 2 Building Site Plan - A. Bank Branch & B. Retail Building

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Sanford New High School Site Plan

Proposed Site directly abuts the The Center for Shopping property! Tenants include Shaw’s, Dollar Tree, Applebee’s, Smitty’s Cinema, Bank of America, Pizza Hut & More!

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