



1132 Rt. 1 (Pad Site), York, ME 03909



### OFFERING SUMMARY

**SALE PRICE:** \$350,000

**LOT SIZE:** 4.85 Acres

**ZONING:** R-5 Gen 2

**PRICE / SF:** \$1.66

### PROPERTY OVERVIEW

This plot of land is 4.85 acres and with an office building and is professionally managed. York has a population exceeding 12,000 residents and during the summer the traffic increases significantly. It has great visibility and Route 1 is the only major way to get to the seacoast of Maine (York and Ogunquit) from the main exit for York just prior to the tolls on the Turnpike. Traffic during the summer season nearly doubles. The town is looking at expanding the commercial zone in this area, and it provides a highly visible place in a significant building with great curb appeal.

### PROPERTY HIGHLIGHTS

- Part of Commercial Condo Complex.
- Average Daily Traffic Count of 18,000
- Plans for 6,000 and 12,000 sqft buildings for lot

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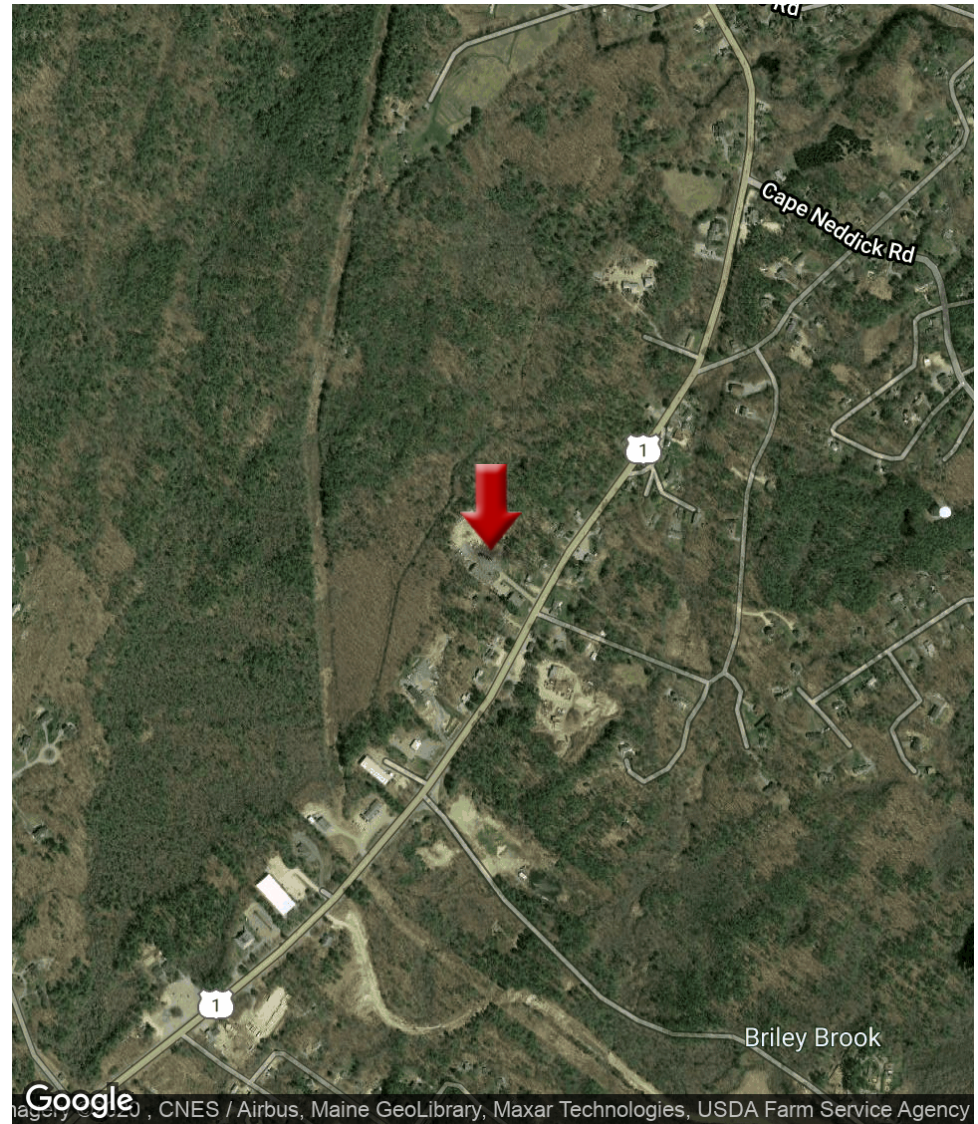
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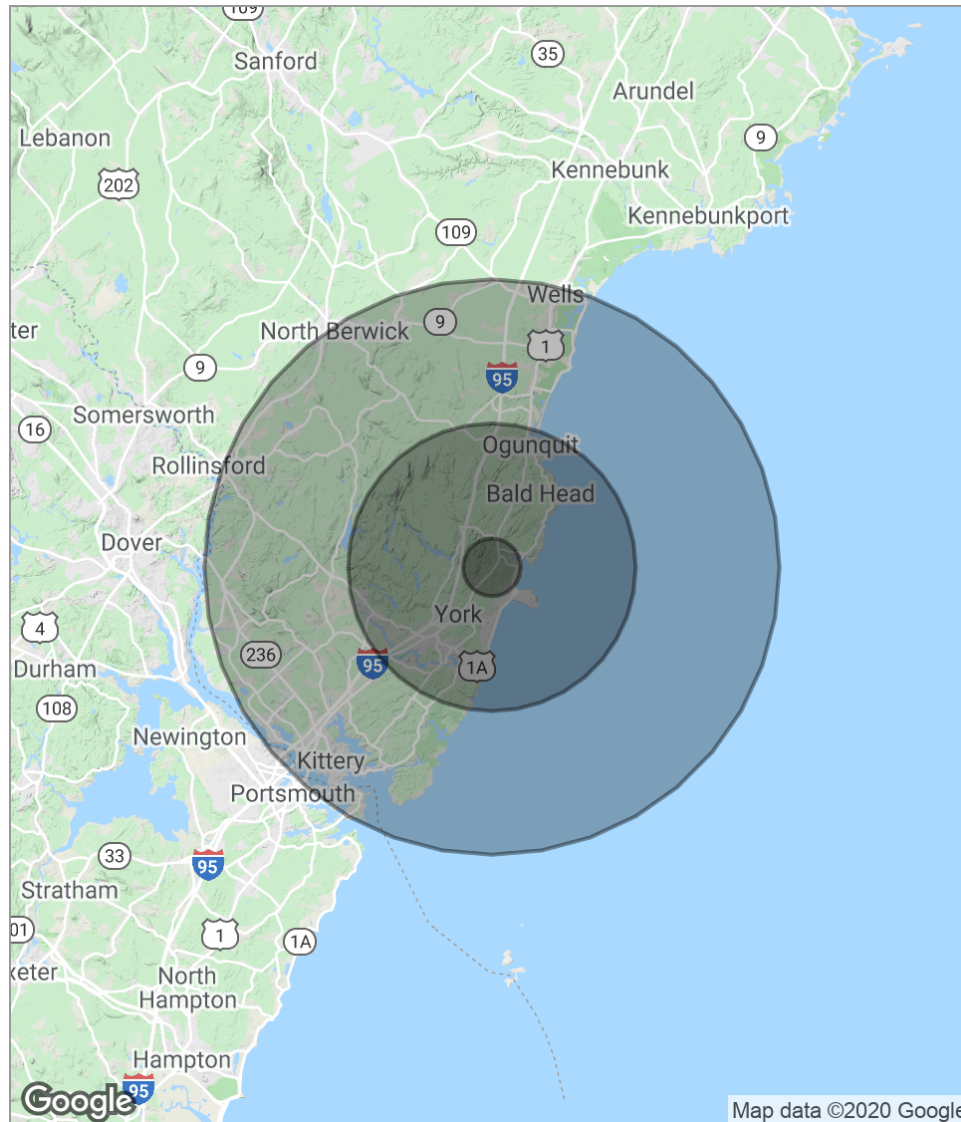
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## RETAIL/COMMERCIAL FOR SALE



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	898	11,516	33,753
Median Age	46.8	46.1	45.2
Median Age (Male)	46.1	45.8	45.1
Median Age (Female)	47.2	46.3	45.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	384	4,847	14,054
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$76,799	\$78,593	\$77,141
Average House Value	\$393,131	\$400,698	\$389,649

\* Demographic data derived from 2010 US Census

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