



This 1.04+/- acre development site at a signalized intersection is being offered For Sale and provides excellent visibility & accessibility via I-295 & US Route One

FOR SALE

731 US ROUTE ONE - YARMOUTH, MAINE

EXCEPTIONAL RETAIL DEVELOPMENT CORNER

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731 US ROUTE ONE

Located just minutes from I-295 and situated directly across from Hannaford Plaza with TD BankNorth, McDonald's & retail businesses

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731 US ROUTE ONE - YARMOUTH, MAINE

FREESTANDING MULTI-USE BUILDINGS/SITE ON US ROUTE ONE FOR SALE

EXCEPTIONAL YARMOUTH CORNER
For Sale



LOCATION, LOCATION, LOCATION.

731 US Route One is conveniently located just minutes from I-295 along heavily traveled US Route One. This premiere development site is currently improved with a 8,778+/- sf single story metal frame commercial building with a paved parking lot and a 1,440+/- sf commercial building. The site is comprised of two lots - one approximately .95+/- acres and the other .09+/- acres. Both are zoned C - Commercial.

Located on the intersection of US Route One and Willow Road, this property features unsurpassed visibility and accessibility. The parcel has frontage on not only Willow and US Route One, but Bridge Street along the rear. This site is directly across from the area's only national grocery store - Hannaford Bros. - which is a tremendous draw of local consumers.

LOCAL AREA DEMOGRAPHICS

2000 CENSUS	1-3 MILE	3-5 MILE	5-10 MILE
Population Growth (90-00)	6,293 14.63%	9,939 21.94%	48,667 13.44%
No. of Hseholds Growth (90-00)	2,394 19.34%	3,675 24.24%	19,827 17.79%
Average Income	\$ 85,771	\$ 88,164	\$ 64,313



EXISTING CONDITIONS



DESCRIPTION OF THE YARMOUTH AREA

The Town of Yarmouth is host to many local and national tenants including Hannaford, TD BankNorth, McDonald's, Rite Aid, Royal River Foods, DeLorme Mapping, Maine Bank & Trust, Clayton's Gourmet Market, Maine Cottage Furniture, Dunkin Donuts, Estabrook Farm & Greenhouses, Domino's Pizza, Liberty Mutual, Casco Bay Regional YMCA, Subway, Ace Hardware, Lucinda's Day Spa, Boston Hair Company, Edward Jones, Cole Haan, Val Halla Golf & Recreation Center and many others. The site is located just minutes from North Yarmouth Academy and other regional schools. The site is located in a desirable underdeveloped market with frontage on US Route One at a highly visible signalized intersection with public & underground utilities. It is situated in the Commercial District allowing for a variety of uses including retail store, restaurant, motor vehicle sale showroom, banks, hospitals and health care, business and professional offices, day care, sport clubs, etc.

PROPERTY OVERVIEW

ADDRESS:	731 US Route One Yarmouth, Maine		
LAND AREA:	731 US Route One:	.95+/- acres	
	148 Bridge Street:	.09+/- acres	
	TOTAL:	1.04+/- acres	
MAP/LOT:	731 US Route One:	Map 38, Lot 28	
	148 Bridge Street:	Map 38, Lot 29	
BOOK/PAGE:	731 US Route One:	Bk 6520, Pg 46	
	148 Bridge Street:	Bk 14606, Pg 48	
TAXES:	731 US Route One:	\$ 13,901.44	
	148 Bridge Street:	\$ 2,314.43	
	TOTAL:	\$ 16,215.87	
ASSESSED VALUES:	731 US Route One:	\$ 749,000	
	148 Bridge Street:	\$ 124,700	
	TOTAL:	\$ 873,700*	
	* Based on current use		
ZONING:	C - Commercial		
SIGNAGE:	Building facade & entrance		
ACCESS:	I-295 to US Route One		
PARKING:	Ample on site parking		
AREA BUSINESSES:	Hannaford, TD BankNorth, Rite Aid, Pat's Pizza, Royal River Foods & many others		

BUILDING SUMMARY

The site is a combination of two parcels. 731 US Route One is currently improved with a 8,778+/- sf single story metal pre-fab commercial building previously tenanted by a small automotive repair shop on .95+/- acres. 148 Bridge Street is a 1,440+/- sf Colonial style single family residence on .09+/- acres.

SALE SUMMARY

The property is being offered for sale for \$1,195,000.

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