



70 MAINE MALL ROAD • SOUTH PORTLAND, ME

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Cardente Real Estate is pleased to offer for sale 70 Maine Mall Road, South Portland. The 1.94+/- acre site is ideally located at the intersection of Maine Mall Road and Darling Avenue. The property is a prime development site with multiple potential uses. Highlights of the site include strong traffic counts, significant signage and excellent exposure from Maine Mall Road and I-95, potential egress on both Maine Mall Road and Darling Avenue, very close proximity to the Maine Mall and the Portland International Jetport, and a visible level site. The adjacent 3.3+/- acre site is also available for sale through Cardente Real Estate. Contact the broker for additional information.



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Property Details

Property Address:	70 Maine Mall Road, S. Portland
Owner:	70 Maine Mall Road, LLC
Parcel Size:	1.94+/- acres
Sale Price	\$1,600,000

Distance To

I - 95:	1.2 miles
I - 295:	1.5 miles
Portland:	4.0 miles
Old Port:	4.9 miles
Maine Mall:	0.7 miles

Traffic Count

SR 9 (Western Ave) S/O Maine Mall Rd:	13,390
Maine Mall Rd W/O SR 9 (Western Ave):	14,230
Maine Mall Rd SW/O Darling Ave:	15,530

Demographics

2011 Demographics	1 mile	3 miles	5 miles
Total Population:	2,231	32,994	109,279
Average Household Income:	\$33,745	\$63,701	\$65,466

Zoning

Permitted uses (CCR): (a) Retail trade, not including outdoor sales or display except as an accessory use, and not including new or used motor vehicle sales facilities.

- (b) Personal services.
- (c) Business services.
- (d) Financial services, including branch banks.
- (e) Professional offices and office complexes.
- (f) Fully enclosed places of assembly, amusement, or culture.
- (g) Restaurants.
- (h) Hotels and motels.
- (i) Accessory buildings and uses, including telecommunication antennas, except that such antennas may not be placed on exempt towers.
- (j) Child, adult or combined day care centers.
- (k) Extended stay hotels.
- (l) Telecommunication towers. Site plan approval by the Planning Board is required.
- (m) Educational Services.