

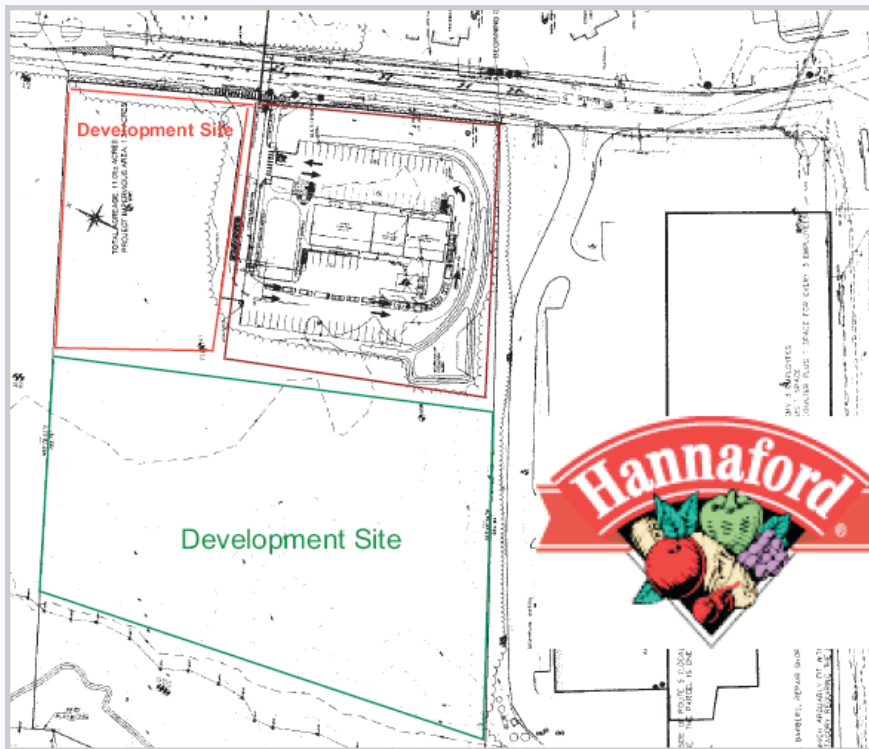


**CARDENTE**  
REAL ESTATE

# For Lease

## Waterboro Crossing Route 202

## Waterboro, Maine



**Land Lease  
Retail Spaces  
Build-To-Suit**

**Ideal Retail Location**

For further information,  
please contact:

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**2,000 - 30,000 +/- SF Prime Retail**  
Join Hannaford Brothers, Dunkin Donuts, Subway,  
and the Movie Gallery

**Cardente Real Estate** is pleased to offer for lease Waterboro Crossing located in Waterboro, Maine. The two development sites are located adjacent to the Hannaford Brothers plaza and the multi-tenant retail building that is occupied by Dunkin Donuts, Subway, and the Movie Gallery. This is an ideal opportunity for national retail and restaurant operations looking for mainstream exposure, high traffic counts, and ample onsite parking.

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## Property Details

<b>Property Address:</b>	Route 202, Waterboro, Maine
<b>Location:</b>	Two development sites adjacent to Hannaford Brothers and multi-tenant retail complex occupied by Dunkin Donuts, Subway, and The Movie Gallery.
<b>Total Building Size:</b>	Up to 30,000 +/- sf
<b>Utilities:</b>	Public Water, Private Septic, 3 Phase Power
<b>Construction:</b>	Colonial Style - Wood Frame construction
<b>Parking:</b>	Ample on site parking in common with other tenants
<b>Traffic Counts:</b>	Combined traffic count of 18,682 at intersection of Route 4/202 and 5. Landlord has put a center turning lane into project on Route 4 for easy ingress and egress
<b>Signage:</b>	Ample signage available
<b>Area Tenants:</b>	Dunkin' Donuts, Subway, the Movie Gallery, and Hannaford Brothers
<b>Zoning:</b>	Village Zone

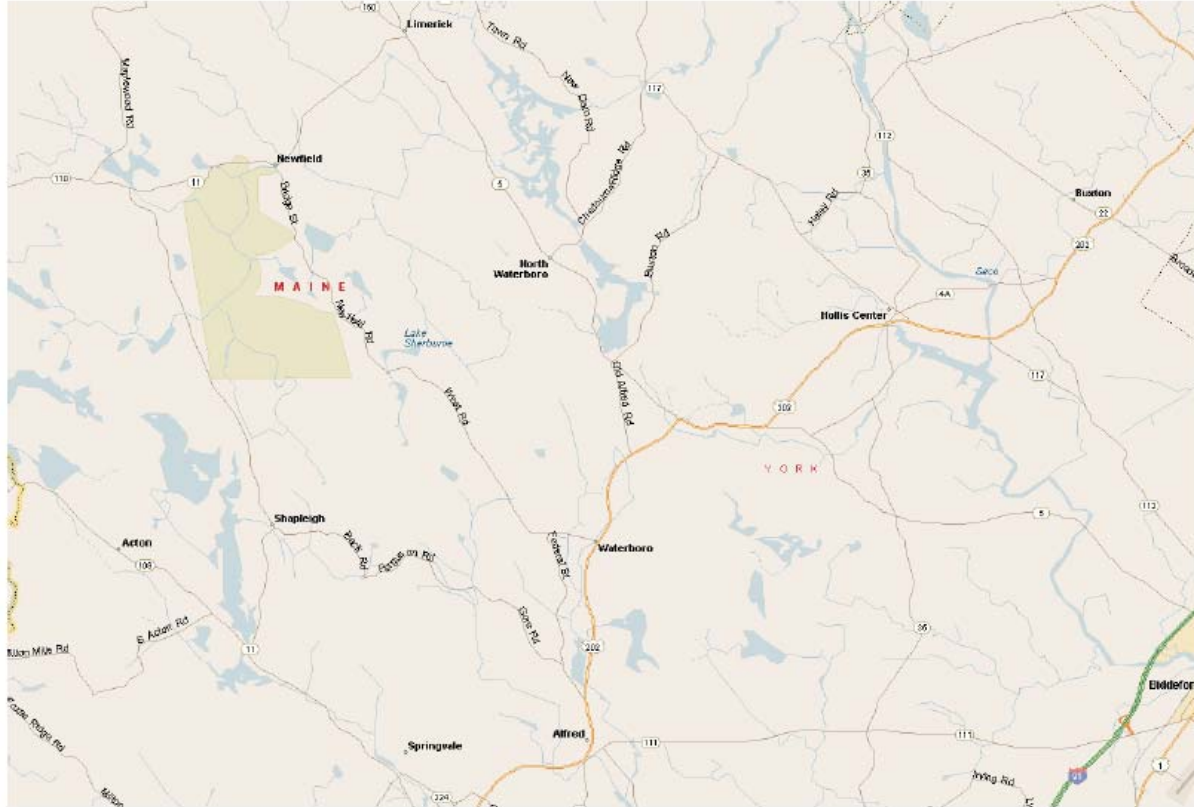
## Leasing Details

<b>Available Space:</b>	2,000 - 30,000 +/- sf
<b>Occupancy:</b>	180 days from lease execution
<b>Lease Term:</b>	5-10 years preferred
<b>Tenant Fit Up:</b>	To be determined; Vanilla Box interior included in lease rate.





Map & Population



Maine County Population Estimates and Population Change: July 1, 2001 to July 1, 2002									
County	State	July 1, 2002 Population	July 1, 2002 Population State Rank	July 1, 2001 Population	July 1, 2001 Population State Rank	Numerical Population Change	Numerical Population Change State Rank	Percent Population Change	Percent Population Change State Rank
	Maine	1,294,464	(X)	1,284,470	(X)	9,994	(X)	0.8	(X)
Androscoggin	Maine	104,805	5	104,064	5	741	3	0.7	9
Aroostook	Maine	73,122	6	73,176	6	-54	15	-0.1	15
Cumberland	Maine	269,083	1	267,094	1	1,989	2	0.7	7
Franklin	Maine	29,683	15	29,471	15	212	12	0.7	8
Hancock	Maine	52,359	8	52,066	8	293	11	0.6	10
Kennebec	Maine	118,244	4	117,720	4	524	6	0.4	11
Knox	Maine	40,477	10	40,024	10	453	8	1.1	3
Lincoln	Maine	34,407	13	34,062	13	345	9	1.0	4
Oxford	Maine	55,604	7	55,119	7	485	7	0.9	6
Penobscot	Maine	146,015	3	145,458	3	557	5	0.4	12
Piscataquis	Maine	17,203	16	17,145	16	58	14	0.3	13
Sagadahoc	Maine	35,983	12	35,656	12	327	10	0.9	5
Somerset	Maine	50,963	9	50,898	9	65	13	0.1	14
Waldo	Maine	37,628	11	37,064	11	564	4	1.5	2
Washington	Maine	33,401	14	33,484	14	-83	16	-0.2	16
York	Maine	195,487	2	191,969	2	3,518	1	1.8	1

Note: Population Change represents the July 1, 2001 to the July 1, 2002 time period. (X) Not Applicable. Dash (-) represents zero or rounds to zero.

Suggested Citation:

Table CO-EST2002-02-23 - Maine County Population Estimates and Population Change: July 1, 2001 to July 1, 2002

Source: Population Division, U.S. Census Bureau

Release Date: April 17, 2003



Site Plan

