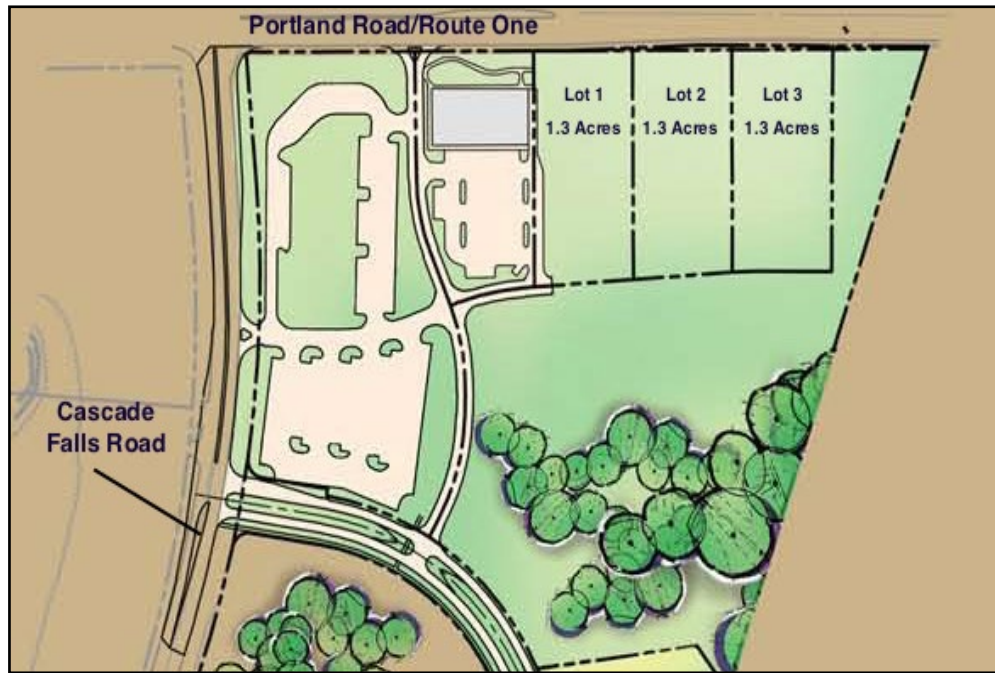




**941 PORTLAND ROAD • SACO, MAINE**



**THREE LOTS WITH ROUTE 1 EXPOSURE**

**Cardente Real Estate** is pleased to offer for sale three, 1.3-acre development lots located on Route One at Cascade Falls South. What makes Cascades Falls South so attractive to retailers and office users is that it is serviced by two traffic lights (one at the intersection of Cascades Road and Route One and the other at the intersection of Route One and Flag Pond Road) as well as an entrance off of Cascades Road. This area sees exceptionally high traffic counts and—most importantly—the demographics within a 3.5 mile radius include three communities: Saco, Old Orchard Beach and Scarborough. The Old Orchard Beach area has summer visitors in excess of 2 million annually from all over the Northeast and Canada. South Portland and Portland, Maine’s largest cities, are a 15 minute drive to the north.

*For more information, please contact:*

**Cardente Real Estate**  
207.775.7363



**Karen Rich**  
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**CoSTAR** GROUP **POWER** BROKER



**Cheri Bonawitz, CCIM**  
cheri@cardente.com



**Property Details**

**Property Address:** 941 Portland Road, Saco, Maine  
**Location:** Map 62 Lot 1  
**Property Type:** Development Land  
**Land Area:** Three, 1.3 Acre Lots (3.9± Acres)  
**Zoning:** MU3  
**Lot Description:** Level, Flat  
**Road Frontage:** 253± Feet, Per Lot  
**Traffic Count:** 9,940 (AADT14)  
**Utilities:** Sewer, water, gas & electric brought to site

**Sale Details**

**Sale Price:** \$275,000-\$295,000  
**Real Estate Taxes:** \$2,367.27/acre (2017)  
**Owner of Record:** Park North Development LLC  
**Deed:** York Co. Bk 15023 Pg 731

Cascade Falls South • Saco, Maine

