



Property Description

For lease right on Washington Street in Sanford, this excellent location has a high traffic count and is right across from downtown Central Park in the city center. The location is great for a retail or office with over 1700 SF of space. The current configuration includes 5 rooms (which could be used as separate offices), a sink, and a bathroom. The Neighboring property is developing 30 residential units.

Property Highlights

- 1700SF of Retail or Office space
- Great location right off Main Street
- High traffic count of over 20,000 vehicles per day

Offering Summary

| | |
|----------------|-------------|
| Lease Rate: | Negotiable |
| Available SF: | |
| Lot Size: | 0.131 Acres |
| Building Size: | 16,473 SF |

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Households | 1,093 | 7,595 | 11,636 |
| Total Population | 2,640 | 18,470 | 28,592 |
| Average HH Income | \$50,068 | \$50,974 | \$52,484 |



Each Office Independently
Owned and Operated

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Dave Garvey

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

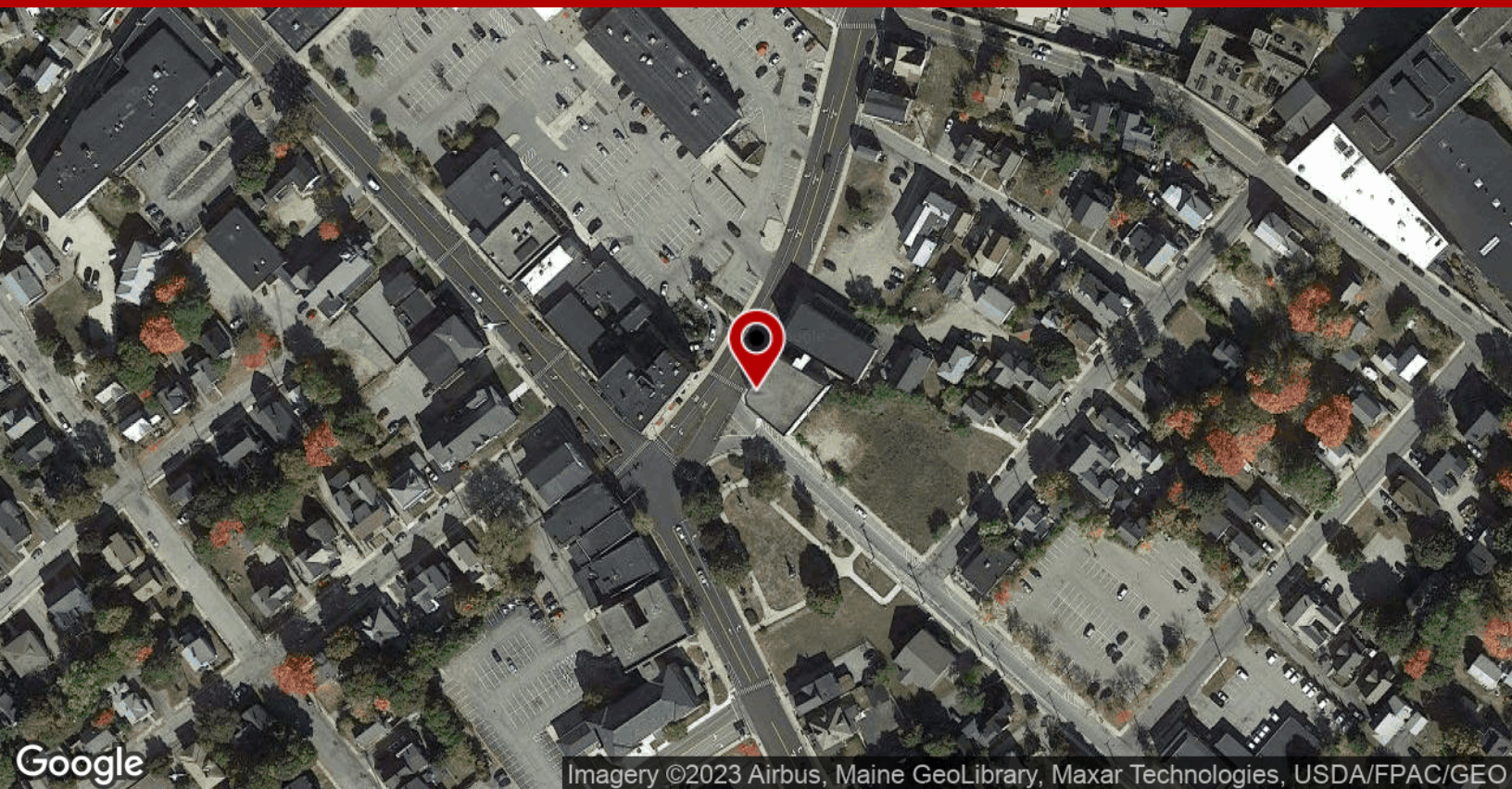


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DEMOGRAPHIC SUMMARY

13 Washington St, Sanford, Maine, 04073



Drive time of 20 minutes

KEY FACTS

43,895

Population



17,757

Households

44.0

Median Age

\$49,735

Median Disposable Income

EDUCATION

7%

No High School Diploma



37%

High School Graduate



33%

Some College



23%

Bachelor's/Grad/Prof Degree

INCOME



\$58,886

Median Household Income



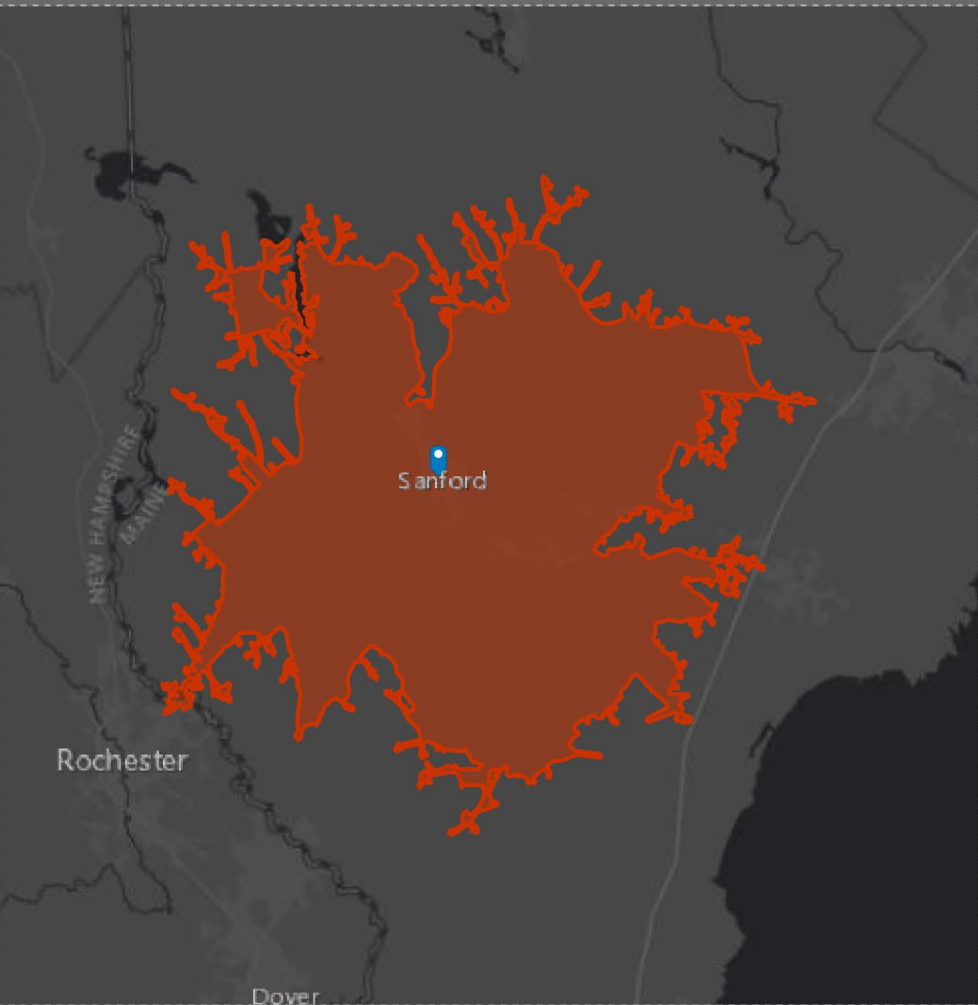
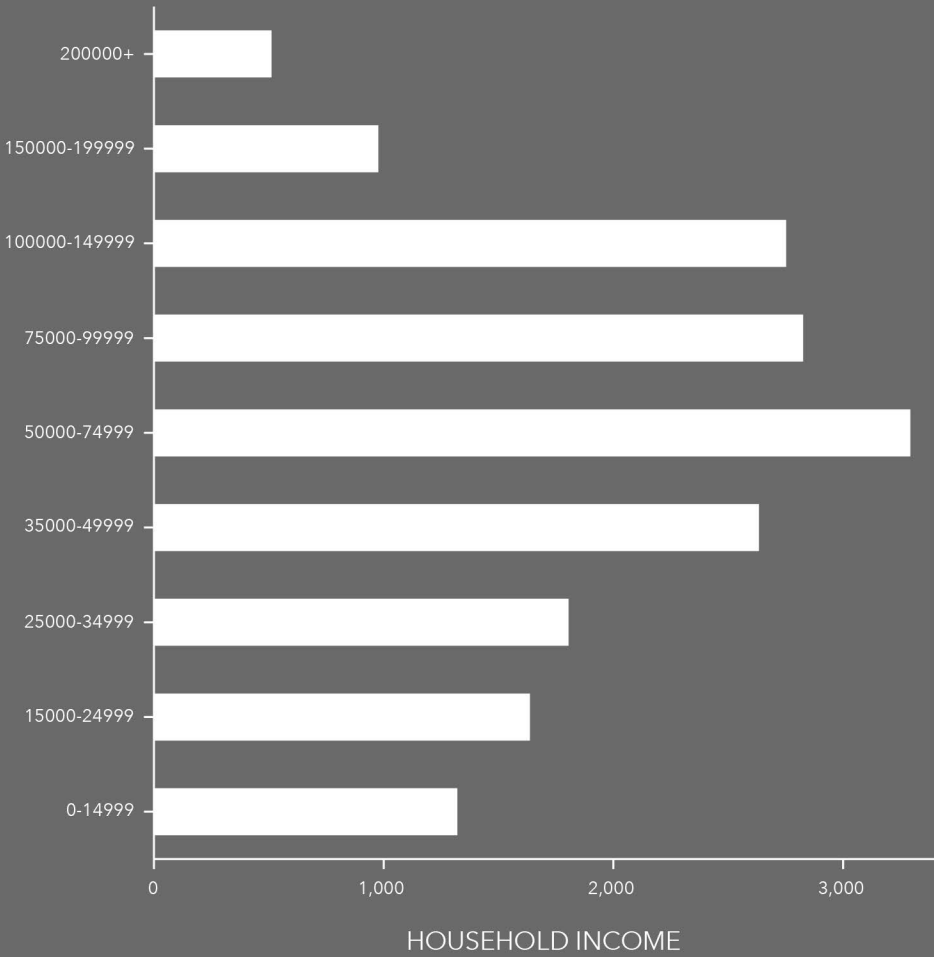
\$30,116

Per Capita Income



\$158,886

Median Net Worth



EMPLOYMENT



60%

White Collar



28%

Blue Collar



12%

Services

6.9%

Unemployment Rate

DEMOGRAPHIC SUMMARY

13 Washington St, Sanford, Maine, 04073



Drive time of 30 minutes

KEY FACTS

138,785

Population



57,322

Households

43.9

Median Age

\$51,669

Median Disposable Income

EDUCATION

8%

No High School Diploma



34%

High School Graduate



31%

Some College



28%

Bachelor's/Grad/Prof Degree

INCOME



\$62,105

Median Household Income



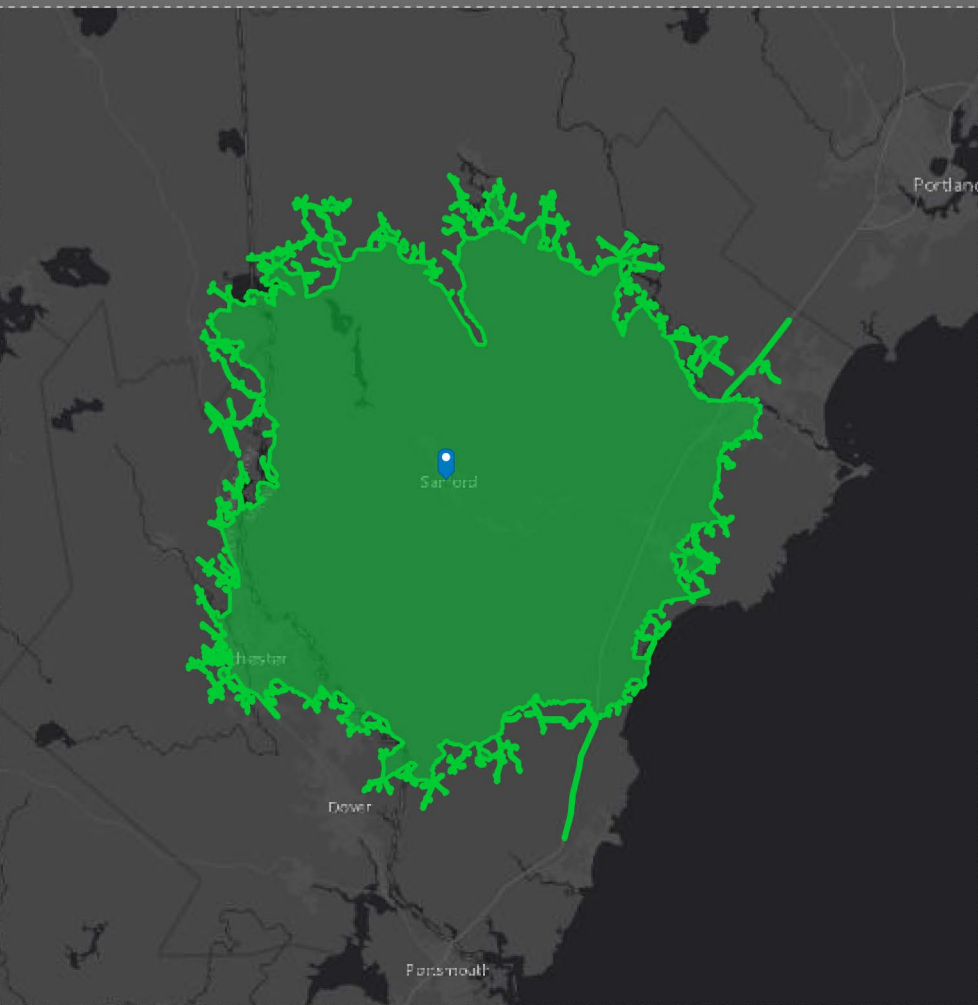
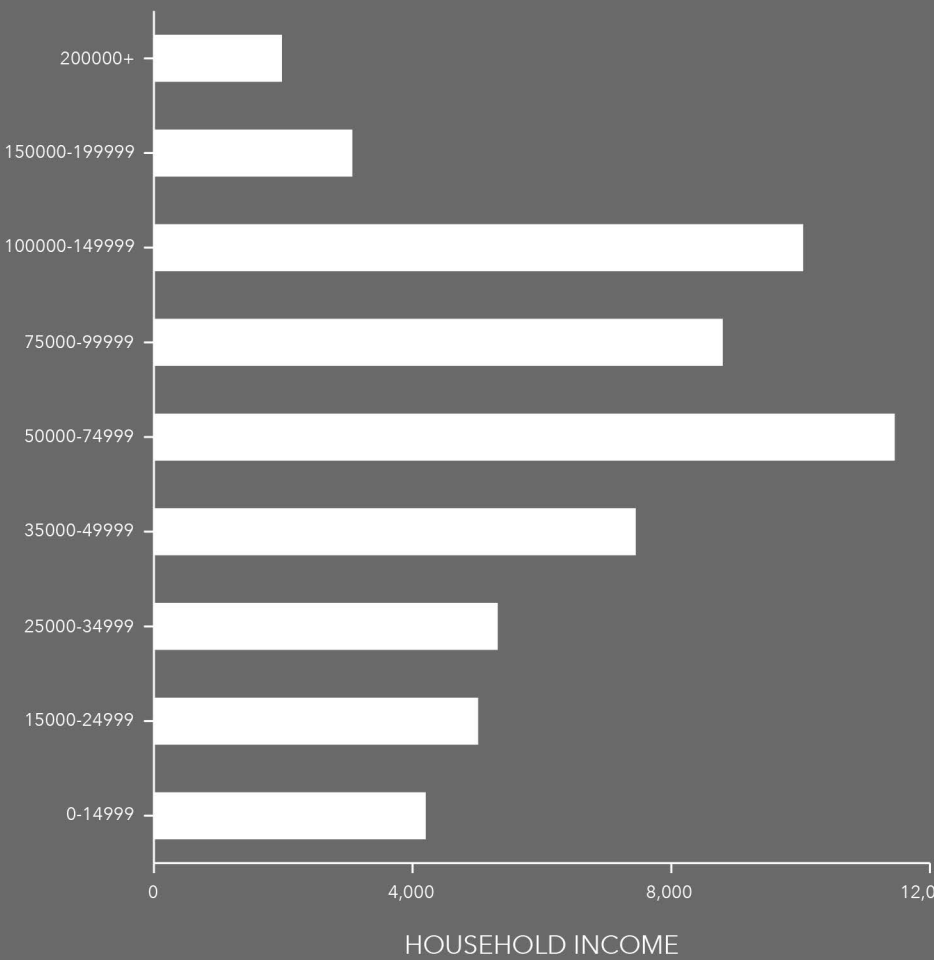
\$32,031

Per Capita Income



\$156,138

Median Net Worth



EMPLOYMENT



62%

White Collar



26%

Blue Collar



11%

Services

5.5%

Unemployment Rate

KEY FACTS

43,895

Population



Average Household Size

44.0

Median Age

\$58,886

Median Household Income

EDUCATION

7%

No High School Diploma



37%

High School Graduate



33%

Some College



23%

Bachelor's/Grad/Prof Degree

BUSINESS



1,352

Total Businesses



14,668

Total Employees

EMPLOYMENT



60%

White Collar



28%

Blue Collar



12%

Services



Unemployment Rate

INCOME



\$58,886

Median Household Income



\$30,116

Per Capita Income



\$158,886

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.5%)

The smallest group: \$200,000+ (2.9%)

| Indicator ▲ | Value | Diff | | |
|-----------------------|-------|-------|--|--|
| <\$15,000 | 7.4% | +1.3% | | |
| \$15,000 - \$24,999 | 9.2% | +0.8% | | |
| \$25,000 - \$34,999 | 10.2% | +1.5% | | |
| \$35,000 - \$49,999 | 14.8% | +2.0% | | |
| \$50,000 - \$74,999 | 18.5% | -0.9% | | |
| \$75,000 - \$99,999 | 15.9% | +0.5% | | |
| \$100,000 - \$149,999 | 15.5% | -2.3% | | |
| \$150,000 - \$199,999 | 5.5% | -0.6% | | |
| \$200,000+ | 2.9% | -2.5% | | |

Bars show deviation from York County

KEY FACTS

138,785

Population



Average Household Size

43.9

Median Age

\$62,105

Median Household Income

EDUCATION

8%

No High School Diploma



34%

High School Graduate



31%

Some College



28%

Bachelor's/Grad/Prof Degree

BUSINESS



4,792

Total Businesses



59,425

Total Employees

EMPLOYMENT



62%

White Collar



26%

Blue Collar



11%

Services



Unemployment Rate

INCOME



\$62,105

Median Household Income



\$32,031

Per Capita Income



\$156,138

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: \$200,000+ (3.5%)

| Indicator ▲ | Value | Diff | | |
|-----------------------|-------|-------|--|--|
| <\$15,000 | 7.3% | +1.2% | | |
| \$15,000 - \$24,999 | 8.7% | +0.3% | | |
| \$25,000 - \$34,999 | 9.3% | +0.6% | | |
| \$35,000 - \$49,999 | 13.0% | +0.2% | | |
| \$50,000 - \$74,999 | 20.0% | +0.6% | | |
| \$75,000 - \$99,999 | 15.3% | -0.1% | | |
| \$100,000 - \$149,999 | 17.5% | -0.3% | | |
| \$150,000 - \$199,999 | 5.4% | -0.7% | | |
| \$200,000+ | 3.5% | -1.9% | | |

Bars show deviation from York County

OFFICE MARKET PROFILE

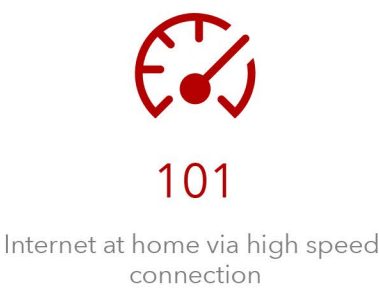
www.esri.com/data/esri_data



PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



ANNUAL HOUSEHOLD SPENDING



Age Pyramid

Females Age 60-64



2021 Females Age 60-64

2021 Males Age 85+

York County

OFFICE MARKET PROFILE

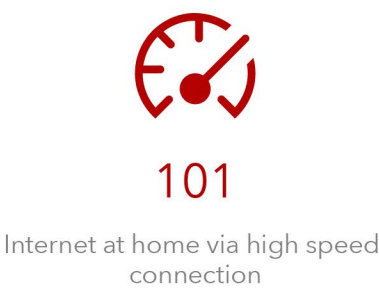
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