KEY ATTRIBUTES

- 2± Acre Premier Development Site in robust Scarborough business corridor
- The site is located across from Gallery Boulevard, home of Lowe's, Bob's, Home Goods, Marshall's, Walmart, Texas Roadhouse, Jersey Mike's and other popular businesses
- Traffic Count within 1 mile is 22,000 to 27,000 VPD, and as high as 75,700 VPD within 3 miles
- Direct visibility from the traffic light at the intersection of Gallery Boulevard & Mussey Rd
- Lot frontage is 165± feet plus an additional 84.5± feet benefitting from a Perpetual Easement which extends the frontage to 249.5± feet total
- Approximate Lot Depth is 542± feet
- Development potential for single story or three-story buildings
- Superb location with direct access: one mile to the Maine Turnpike North and South; one and one half miles to I 295; half a mile to Route 114 for access to Scarborough center and Gorham center
- Natural Gas, electric and communications utilities are located on the side of the Mussey Road the property fronts on; Portland Water District is connected on site; the site is connected to Scarborough Sanitary District
- Site contains uninhabitable structure



Roxane A. Cole, CCIM Managing Member COMMERCIAL BROKER rcole@roxanecole.com

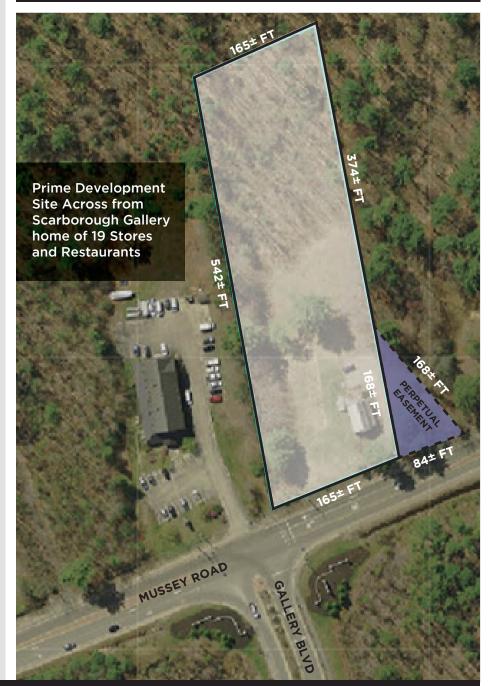
CCIM Individual Member



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FOR SALE 83 Mussey Road

SCARBOROUGH, ME



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The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



PROPERTY DATA

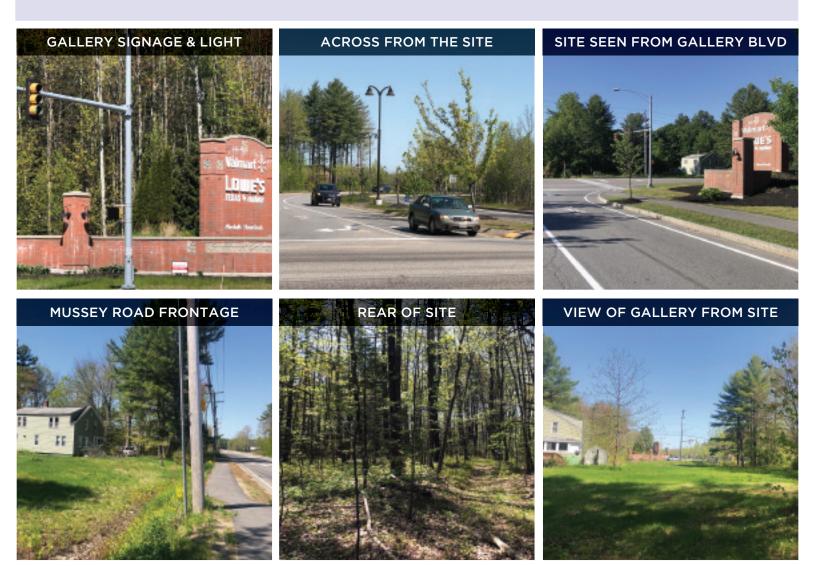
OWNER Bradford C. White

ASSESSOR Map RO55 Lots 017 Book 24678 Page 16 PRICE \$679,000

DEED

ZONING

B-3 Zoning permits a variety of uses, some of them are: business services and business offices; retail sales and services; restaurants; personal services; offices; hotels and motels; health clubs; group day care homes; daycare facilities and nursery schools; high technology facilities; fully enclosed places of assembly, amusement and government; non-residential institutional, including educational, religious, philanthropic, fraternal or social institutions





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