

# FOR SALE

## 83 Mussey Road

SCARBOROUGH, ME

### 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

Prime Development Site Across from Scarborough Gallery home of 19 Stores and Restaurants



**Roxane A. Cole, CCIM**  
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Individual Member

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**ROXANE COLE**  
COMMERCIAL REAL ESTATE LLC

# PROPERTY DATA

**OWNER**

Bradford C. White

**DEED**

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**ASSESSOR**

Map RO55 Lots 017

**PRICE**

\$679,000

**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

GALLERY SIGNAGE & LIGHT



ACROSS FROM THE SITE



SITE SEEN FROM GALLERY BLVD



MUSSEY ROAD FRONTAGE



REAR OF SITE



VIEW OF GALLERY FROM SITE

