

**PAD SITES
AVAILABLE**

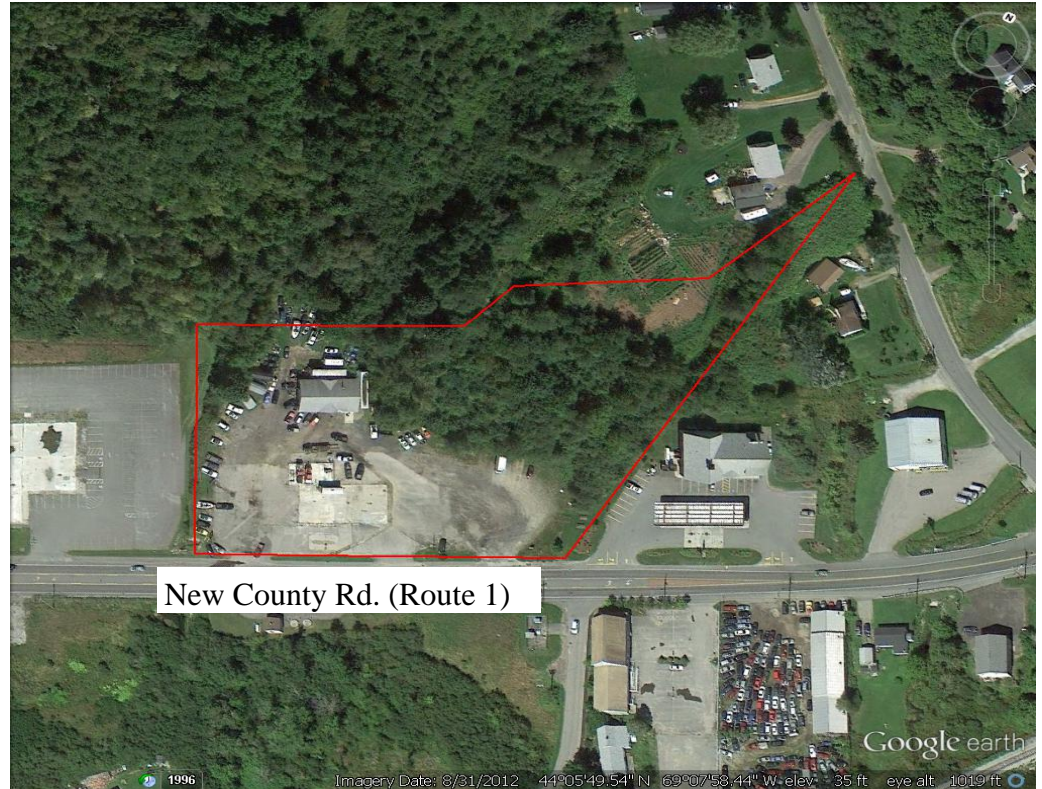


**COLDWELL
BANKER
COMMERCIAL**

SOUNDVEST PROPERTIES

**218 NEW COUNTY RD.
THOMASTON, ME**

**ZONED
COMMERCIAL**



FEATURES

- Property will be divided into 1 acre sites with frontage on New County Road (Route 1).
- Site located within a few hundred feet of the intersection of Pleasant Street and New County Road. The new Super Wal-Mart and Tractor Supply developments are within 1/10th mile west of this property,
- National businesses include Lowes Stores, McDonald's Restaurant, Applebees Restaurant, Hampton Inn, Dunkin Donuts, U.S Cellular and Telephone. Super Wal-Mart and Tractor Supply are scheduled to open in the fall of 2013.
- Electricity, water and sewer on site.
- Trade area population is approximately 114,000
- Site offer high traffic visibility and ease of access from all areas of Knox county.



SOUNDVEST PROPERTIES

Property Summary

Address: 218 New County Road (Route 1)

Deed: Not Applicable

Owner: Daniel Senecal

Map/Lot: Map 207, Lot 071

Zone: Highway Commercial & R-1

Taxes: \$7,480.00 To be prorated

Lot: There is a total of 4.3 (+/-) acres Owner will consider dividing land into several pad sites.

Building All buildings will be removed.

Water/Sewer: Public

Current use: Vacant

Parking: TBD by development.

Building Summary:

Site Sizes: Minimum size 1 acre each

Electrical: On site

Lease Term: Negotiable

Remarks: As noted earlier, national and local neighbors include Lowes Store, Hampton Inn, Applebees Restaurant, McDonald's Restaurant, U.S. Cellular Telephone and Flagship Cinema. Super Wal-Mart and Tractor Supply are under construction and expected to be opening in the fall of 2013.

Based on a recent study and discussions with the retailers in the immediate area, the trade area consists of approximately 114,000 residents all of whom are located within a 22 minute drive. The best indication of sales growth are those sales being experienced by McDonald's Restaurant and Lowes Store. Both have indicated that their sales have consistently grown each year by 12% to 15% over the previous twelve month period since their opening. With the coming of Super Wal-Mart and Tractor Supply, both businesses are expecting sales to grow significantly over the coming years.

Sale Price | Lease Rate:

Pad Site Rental Rates: Rental rates for each pad site is negotiable. All will be on a NNN basis.

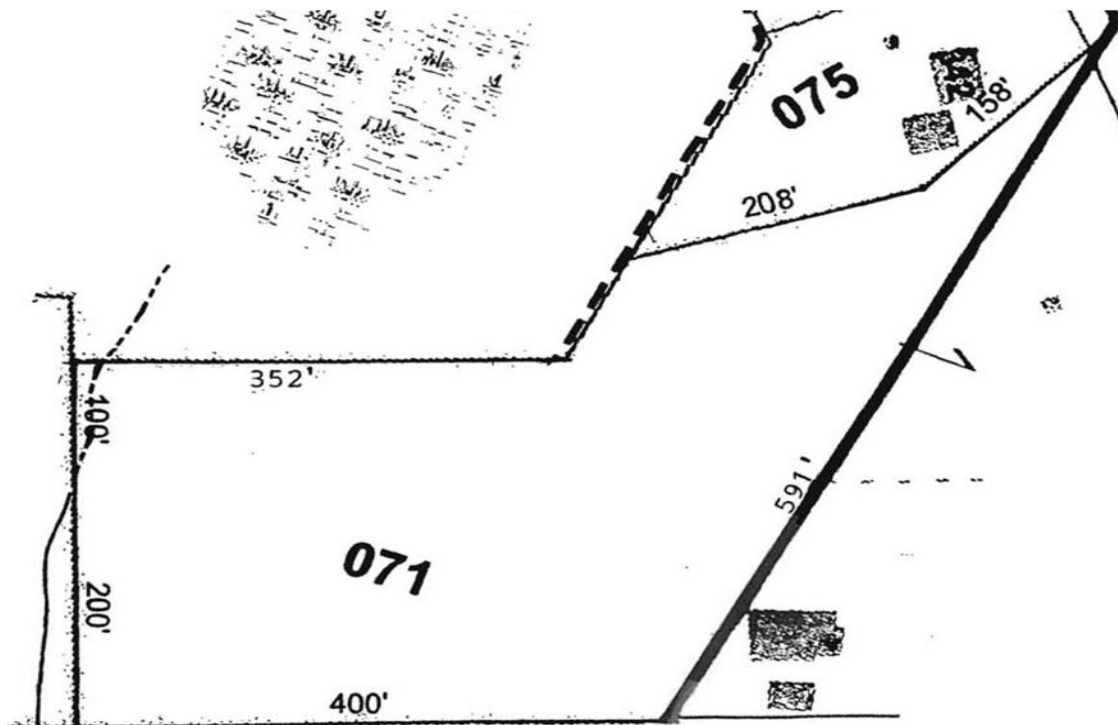
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Availability: Immediately



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SOUNDVEST PROPERTIES



New County Road (Route One)