

**FOR SALE | VACANT LAND**  
356R US ROUTE 1, FALMOUTH, ME



## PROPERTY OVERVIEW **COMMERCIAL ZONED LOT**

This commercially zoned property spans 4.37± acres and features a convenient layout for both private use and utility access. The 100X100 foot section surrounding the cell tower is not included in the acreage offered. Additionally, there is a nonexclusive shared access and utilities easement over the driveway.



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## PROPERTY DETAILS

**SALE PRICE**     \$279,000.00

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**LAND AREA**     4.37 ± Acres

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**ZONING**             Business Professional

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## STRUCTURE

Zoning, setback, and parking requirements could allow for a 40' X 40' structure up to 39' in height. See attachments for survey and concept.

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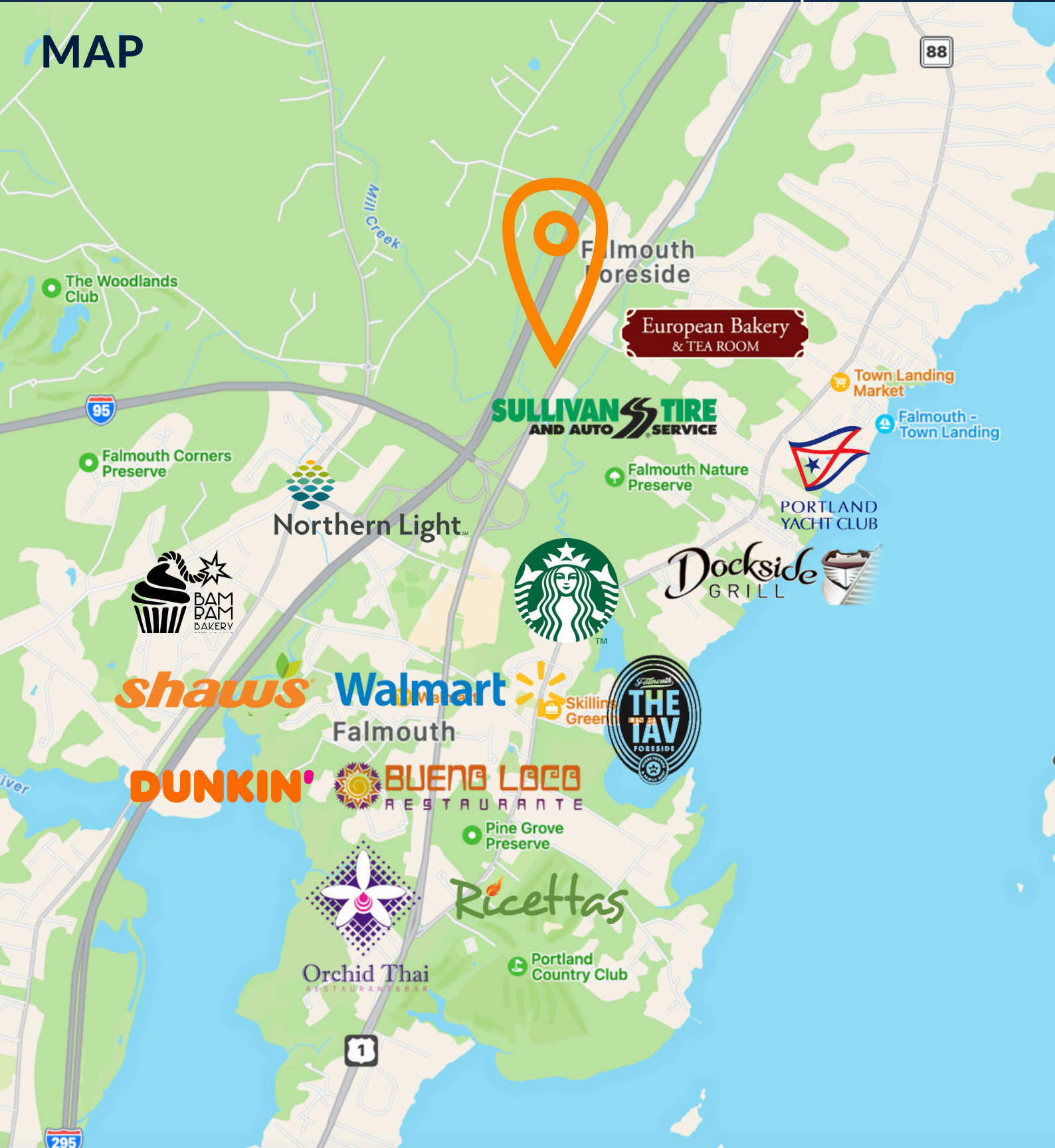


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## MAP



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## CONTACT



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## CUMBERLAND COUNTY DEMOGRAPHICS

<b>POPULATION</b>	295k
<b>HIGHER EDUCATION</b>	47.6%
<b>MEDIAN AGE</b>	42.1
<b>MALE</b>	48.4%
<b>FEMALE</b>	51.6%
<b>MEDIAN HOUSEHOLD INCOME</b>	\$73.1k
<b>MEDIAN PROPERTY VALUE</b>	\$294.4k



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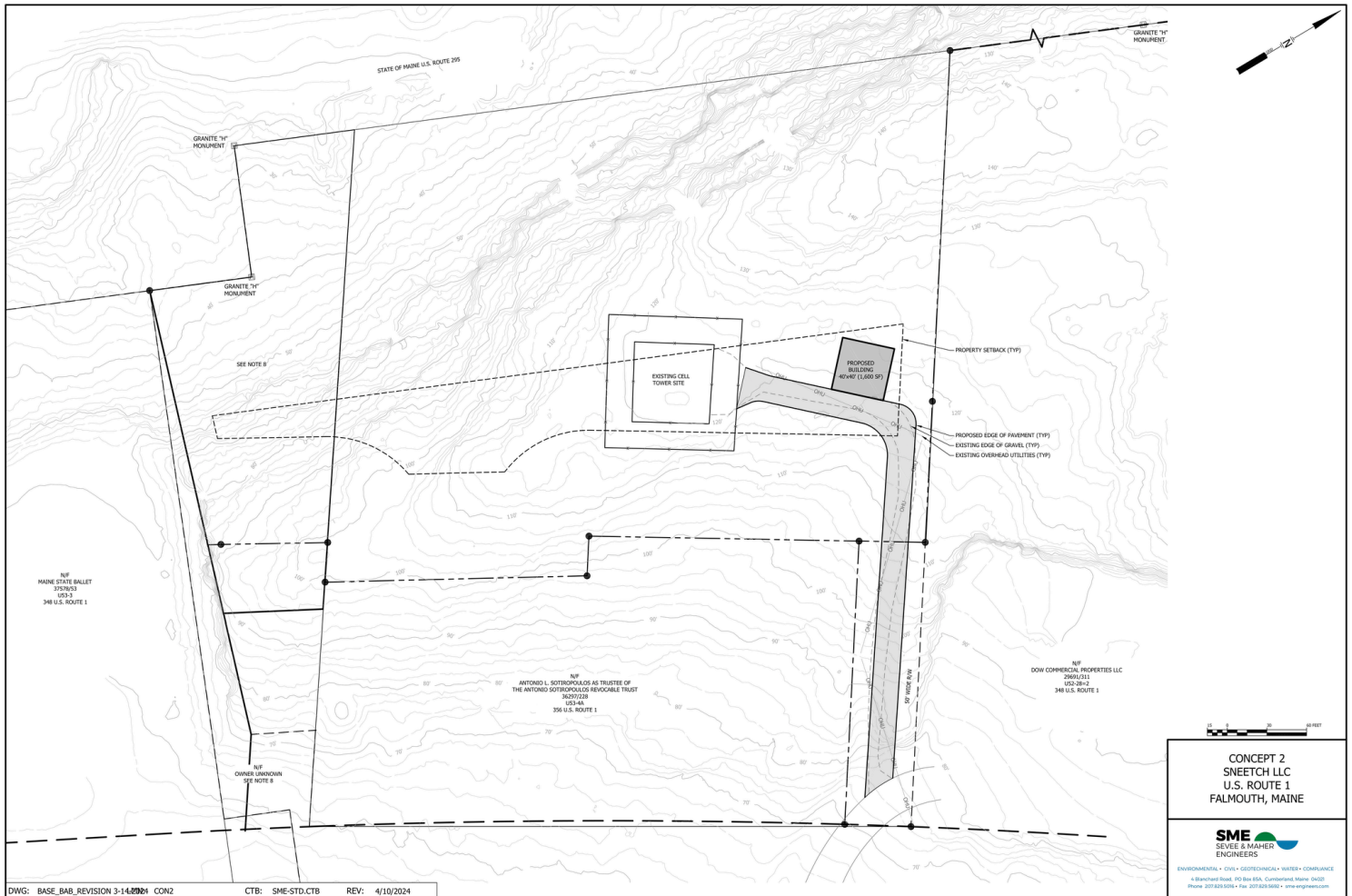


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## BUILDING CONCEPT



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# SURVEY

