

GENDRON

COMMERCIAL BOSTON

FOR SALE / FOR LEASE

461 Main St. Saco, ME – Former Walgreens Site

(Store #18004)



Demographic:

Mile 1 – 9,159
Mile 3 – 39,695
Mile 5 – 54,816

Median-Income:

Mile 1 - \$72,065
Mile 3 - \$72,439
Mile 5 - \$80,694

Traffic Count: 22,440 cars a day!

Contact **John Gendron, CCIM** for further information:

207-939-8500
johngendron@me.com
www.gendroncommercial.com

Retail Space for Sale or For Lease!

- Location, Location, Location!
- 11,180 +/- SF
- 2.22 AC
- Walgreens Store set to close Feb 2027. Long Standing Drug Store Site!
- 57 +/- Parking Spaces
- NN Lease - Landlord Responsible for roof, structure and parking lot
- Located on Route 1 – High Traffic Volume and busy retail corridor!
- Located Across from Thornton Academy High School, a private day and boarding School for grades 6-12. It is the largest independent school in Maine serving 1,600 local and international students!
- Annual Taxes: \$36,473.12
- Current NOI - \$223,041 until 2/27/2027
- For Sale Price - \$4,500,000
- For Lease Price - \$25/PSF, NNN

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461 Main St. Saco, ME Competition Map



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Trade Area Map



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