

GAS STATION OPPORTUNITY

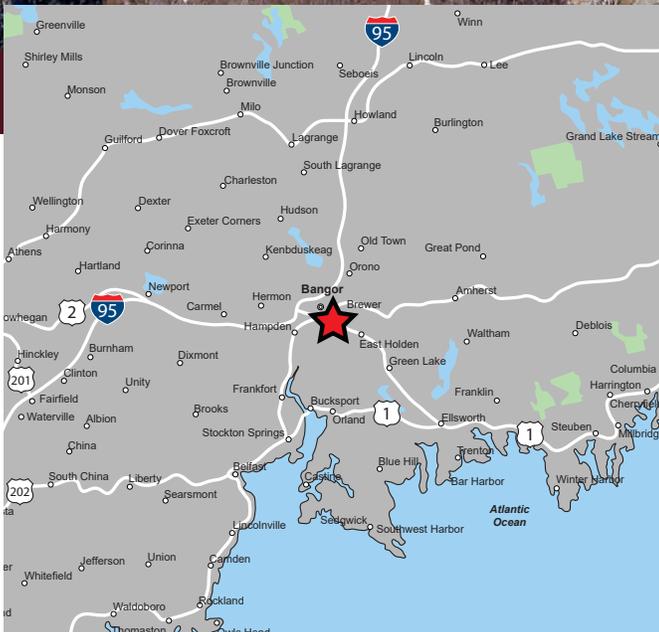
Wilson Street & Dirigo Drive, Brewer, Maine



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » Gas Station/Convenience Store Opportunity
- » Multiple Pad Configurations Available
- » Fully Signalized Intersection
- » 9.01 Acre Site
- » Close Proximity to I-395
- » Nearby Retailers Include: Lowe's, Walmart, and Dunkin'



P 781.849.9010 + F 781.849.9050 + www.easternretail.com



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EASTERN
RETAIL PROPERTIES

PANTHER DEVELOPMENT



PROPERTY INFORMATION

Available Space	4,888 SF
Land Size	9.01 Acres
Traffic Count	13,082 ADT

DEMOGRAPHICS (2024 Est.)

Radius	Population	Med. HH Inc.
3 mile	16,268	\$60,064
5 mile	41,923	\$65,511
7 mile	55,661	\$70,281
10 miles	79,926	\$73,824



WILSON ST.
13,082 ADT (2021)



PROPOSED RIGHT-IN
RIGHT-OUT DRIVEWAY

BACK

WILSON STREET SETBACK

25' DIRIGO DRIVE SETBACK

DIRIGO DR.
2,970 ADT (2023)

**PROPOSED
CONVENIENCE STORE
4,888 SF**
36 PARKING SPACES

PROPOSED FULL
MOVEMENT DRIVEWAY



**Conceptual
Plan**

Gas Station Opportunity - Wilson Street & Dirigo Drive, Brewer, Maine



FOR MORE INFORMATION CONTACT:

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