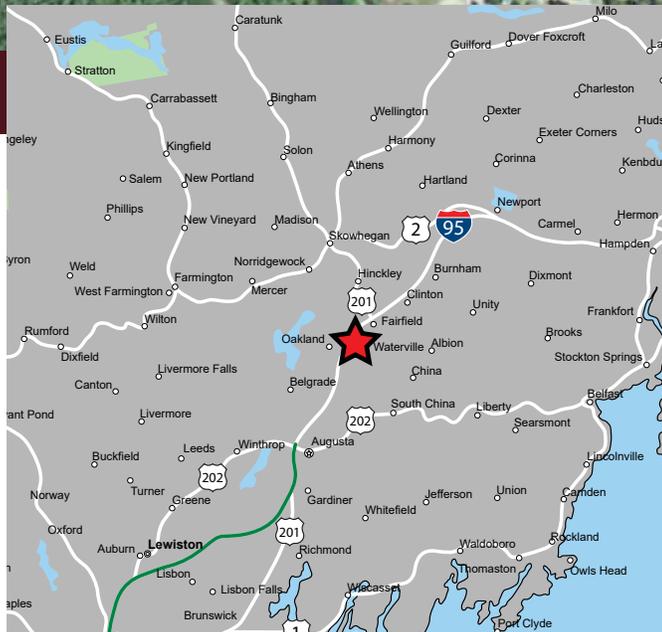


RETAIL/MEDICAL OPPORTUNITY JOIN CONVENIENTMD

40 Waterville Commons Drive, Waterville, Maine



AVAILABLE FOR LEASE

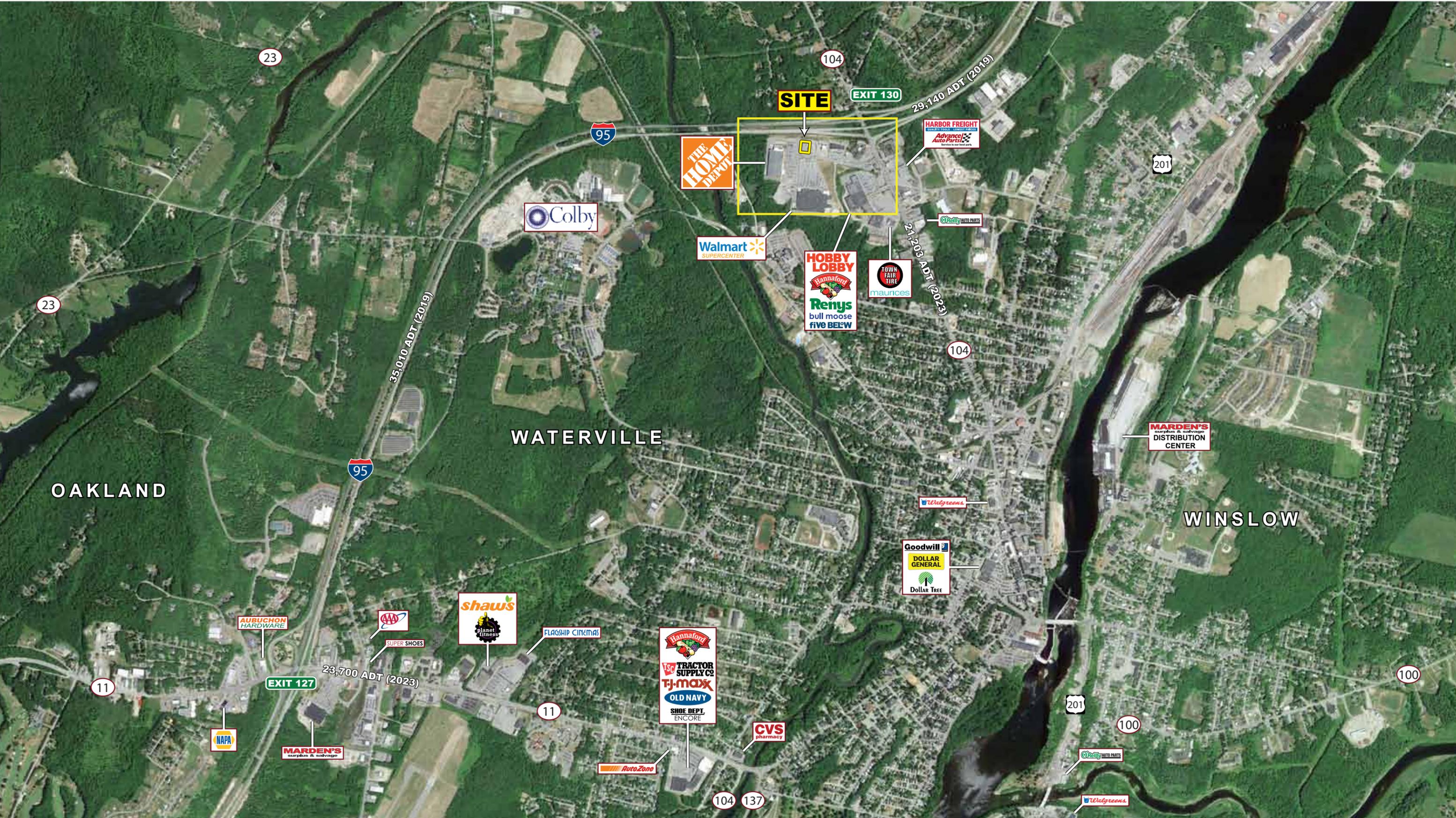
PROPERTY HIGHLIGHTS

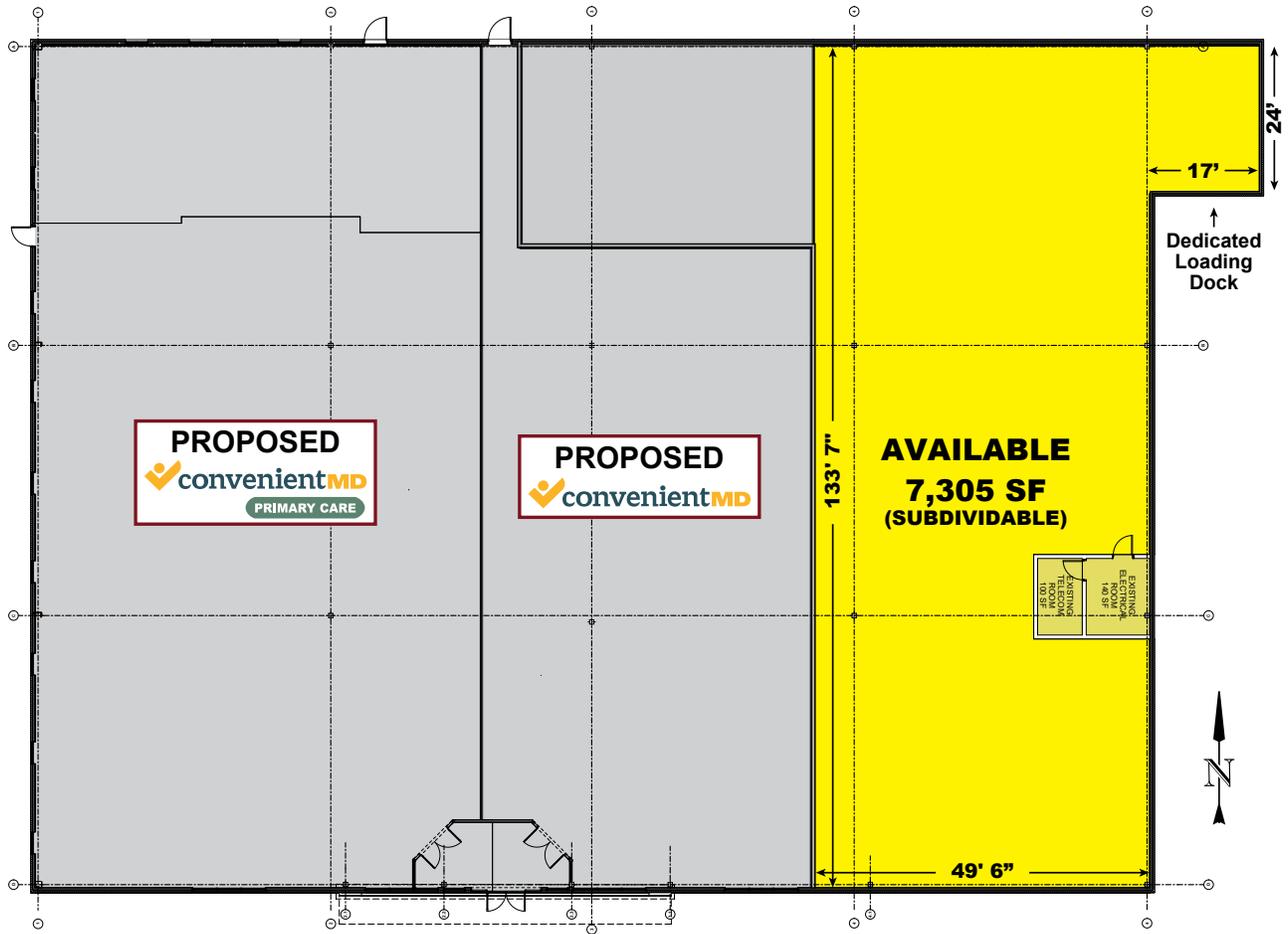
- » 7,305 SF Available (Subdividable)
- » Located at Exit 130 off I-95
- » Join ConvenientMD Urgent Care & Primary Care
- » Excellent Highway Visibility & Access
- » Dominant Regional Trade Area
- » Dedicated Loading Dock
- » Strong Co-Tenancy with Walmart and Home Depot



RETAIL/MEDICAL OPPORTUNITY

40 Waterville Commons Drive, Waterville, Maine





PROPERTY INFORMATION

Available Space 7,305 SF (Subdividable)
 Land Size 2.36 Acres
 Parking 117 Spaces (5:1)
 Loading Dock 1-Dedicated

DEMOGRAPHICS (2025)

Radius	Population	Med. HH Inc.
5 mile	32,848	\$61,673
10 mile	51,200	\$69,324
15 mile	77,868	\$70,826
20 mile	122,297	\$67,982



7,305 SF For Lease - 40 Waterville Commons Drive, Waterville, Maine



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