

7,305 SF RETAIL/MEDICAL SPACE

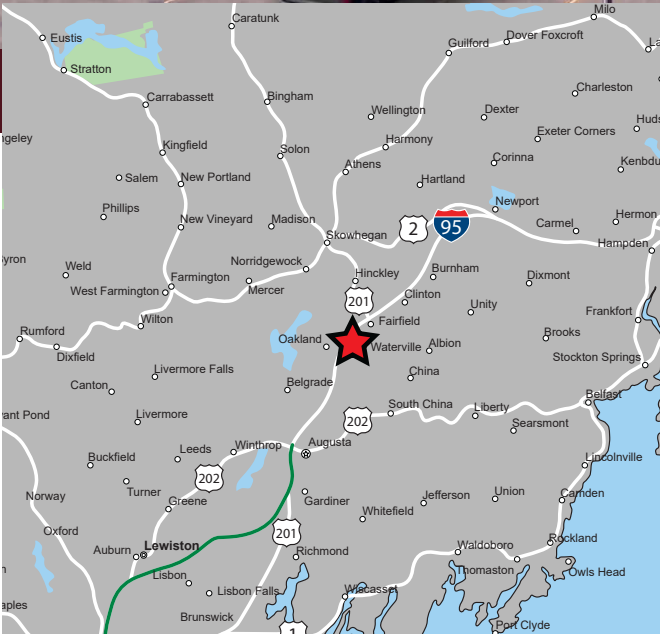
40 Waterville Commons Drive, Waterville, Maine



AVAILABLE FOR LEASE

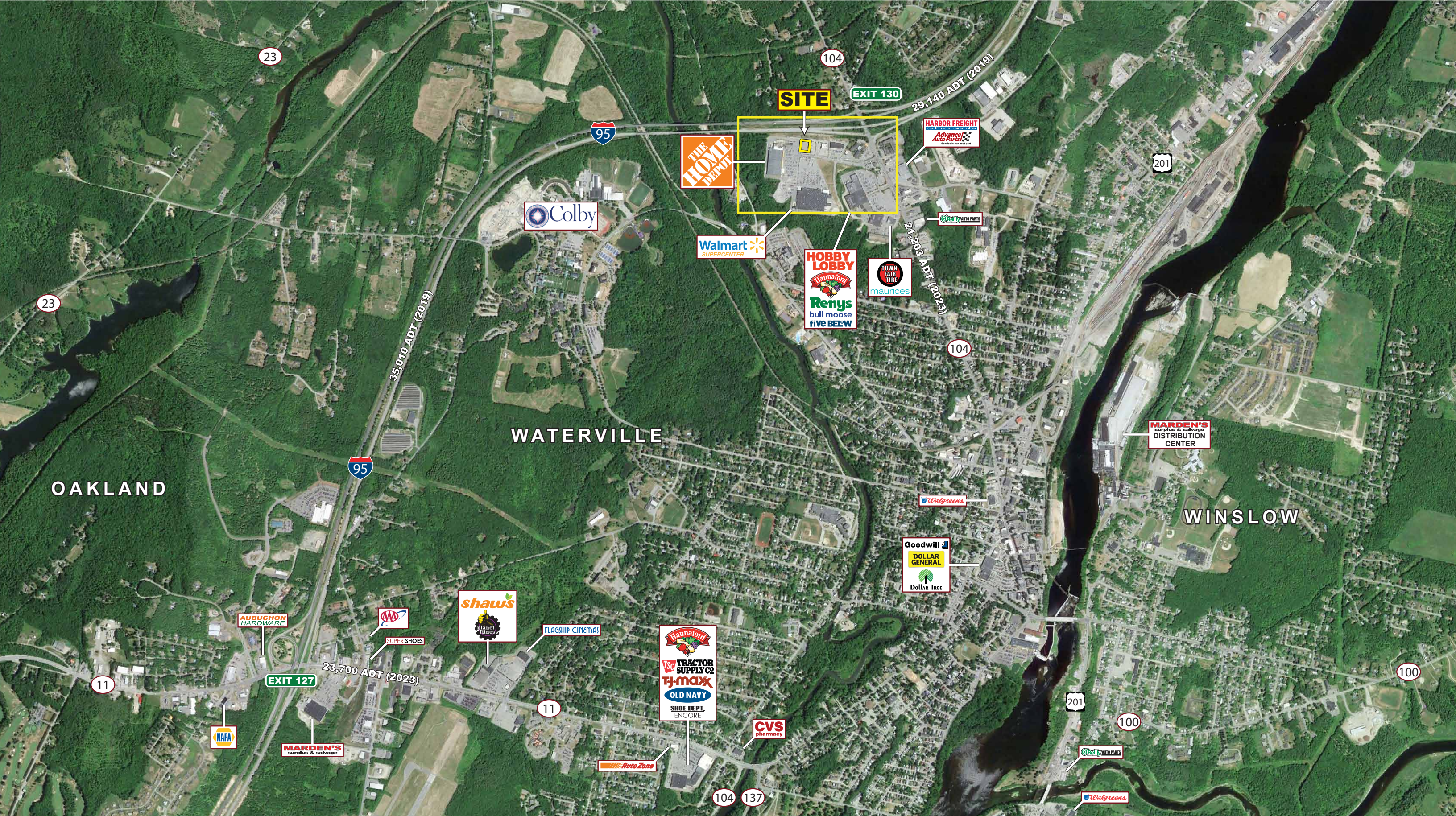
PROPERTY HIGHLIGHTS

- » 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



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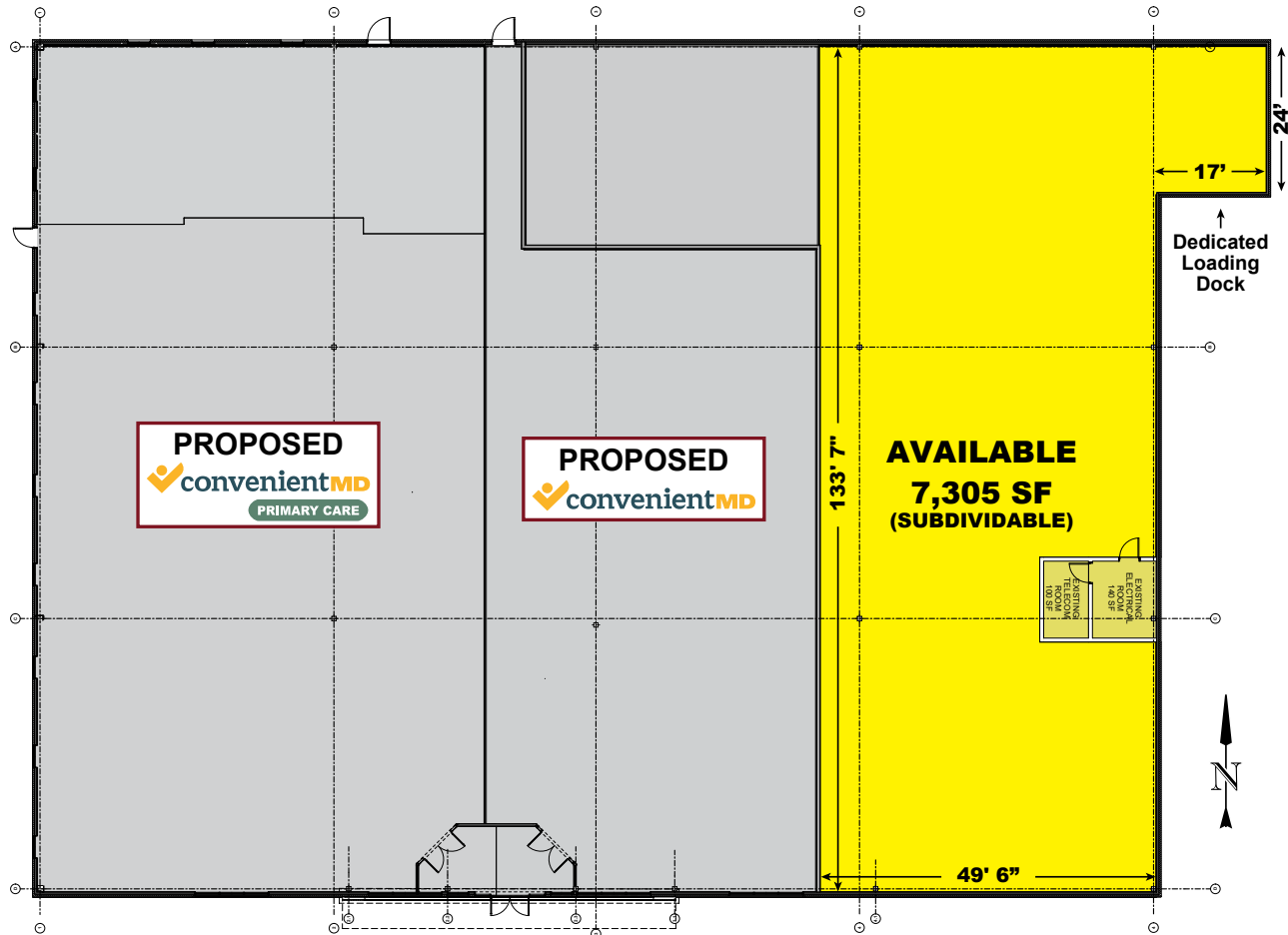
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PROPERTY INFORMATION

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



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EASTERN
RETAIL PROPERTIES

FOR MORE INFORMATION CONTACT:

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