

# PAD FOR SALE

## MEXICO/RUMFORD, ME 04257



### PROPERTY HIGHLIGHTS:

- ◆ 1. 26 Acres Zoned Commercial I with 197' of frontage on Rte. 2/17
- ◆ Located at the intersection of Route 2/17 and Country Club Rd.
- ◆ Town water and sewer on site
- ◆ Property sits just across the street from WalMart Supercenter with a customer count approaching 10,000 per day.
- ◆ Average Daily Traffic Count 11,490 (Source: Maine DOT, Year 2003)
- ◆ **Price: \$230,000.00**

### DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
POPULATION	10,207	15,078	26,836
HOUSEHOLDS	4,582	6,495	11,380
MEDIAN HH INCOME	\$34,875	\$37,555	\$39,833
AVERAGE HH INCOME	\$43,217	\$45,465	\$47,062

For more information please contact:

**Dan Connelly**  
 978-681-8990 Office  
 617-784-3239 Cell  
 dan.lreg@comcast.net

**Seth Lerner**  
 978-681-8997 Office  
 978-681-4727 Fax  
 Lseth@comcast.net



**LERNER**  
 REAL ESTATE GROUP

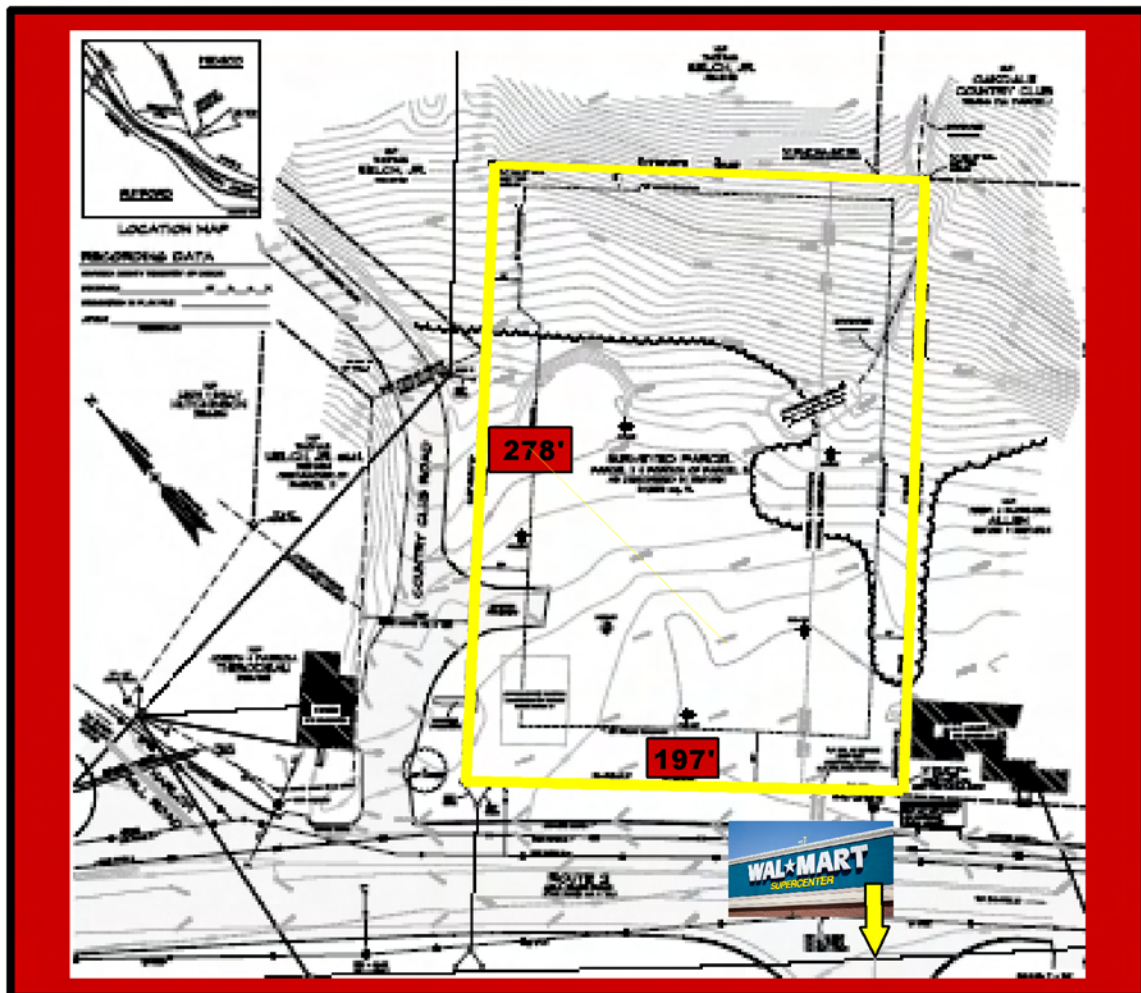
The information contained herein was obtained from sources believed to be reliable, however, Lerner Real Estate Group makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

790 Turnpike St., Suite 103 | North Andover, MA 01845 | (978) 681-8997 P | (978) 681-4727 F

# PAD FOR SALE

## MEXICO/RUMFORD, ME 04257

Mexico, Maine , located at the junction of Routes 2 and 17, links both Central Maine to Northern N.H. and Rangely Lakes Region. Because of its proximity to downtown Rumford much of Mexico overlaps with Rumford's schools and commerce. In addition to its year round population Mexico/Rumford attracts tourists for its many outdoor activities and year round events including Rumford's popular Moontide Water Festival where the attendance reaches 45,000-50,000 annually and features the largest fireworks display in the State of Maine.



For more information please contact:



**LERNER**  
REAL ESTATE GROUP

Dan Connelly  
978-681-8990 Office  
617-784-3239 Cell  
dan.lreg@comcast.net

Seth Lerner  
978-681-8997 Office  
978-681-4727 Fax  
Lseth@comcast.net

790 Turnpike St., Suite 103 | North Andover, MA 01845 | (978) 681-8997 P | (978) 681-4727 F