

AVAILABLE
FOR
LEASE OR SALE

FORMER TIM HORTONS

848 MINOT AVE., AUBURN, ME

FORMER TIM HORTONS
FOR LEASE OR SALE

AVAILABLE GLA:
2,864 SF

PYLON SIGNS
AVAILABLE AT BOTH
ENTRANCES

RESTAURANT
EQUIPMENT AVAILABLE

For More Information
Please Contact:

ZACH BRUK

978.857.3387

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JEFF BRUK

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Bruk Realty Advisors

300 Brickstone Square

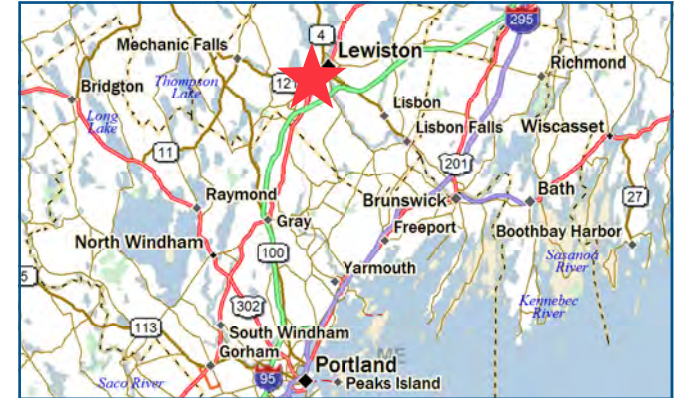
Suite 201

Andover, MA 01810

www.brukrealtysadvisors.com

SITE HIGHLIGHTS

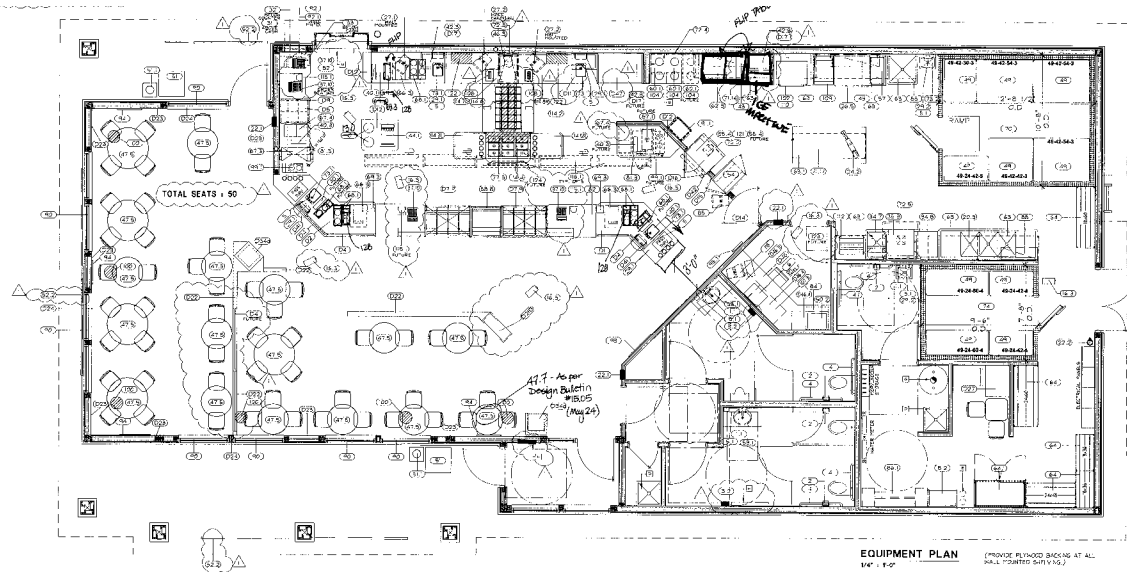
- ▶ Exciting pad opportunity at lighted intersection.
- ▶ Strategically located at the gateway into Auburns retail corridor and lake region.
- ▶ Area retailers: Family Dollar, Rid Aide, Dollar General, McDonald, Dunkin Donuts, Dairy Queen, Margaret Murphy Centers For Children, Maine Family Credit Union, Minot Ave Family Medicine.
- ▶ Signalized traffic light for both east and west bound access on Rte. 9
- ▶ Limitless site lines, ease of customer ingress/egress primarily off Rte. 9 and secondary egress off South Maple Street.
- ▶ Modern exterior elevations and prominent signage.



AUBURN, ME - DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,004	28,632	55,071
Median HH Income	\$77,997	\$52,083	\$55,273
Approximate ADT	16,250		

FLOOR PLAN



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