

# FOR LEASE

## Retail Pad Site

0.48± acres



## Bangor Mall Pad Site

### Stillwater Avenue, Bangor

### Property Highlights

- *Prime Retail Site*
- *Excellent visibility and signage potential*
- *Zoning allows for variety of uses*

### Property Description

We are pleased to offer a 0.48 acre pad site for lease along Stillwater Avenue at the entrance to the Bangor Mall. The Bangor Mall is a landmark shopping destination for the surrounding Bangor metro area as well as the Eastern provinces of Canada. Join Chick-Fil-A and Take Five Oil Change. Available for Ground Lease or Build-to-Suit.



### Broker Contact

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## Property Overview

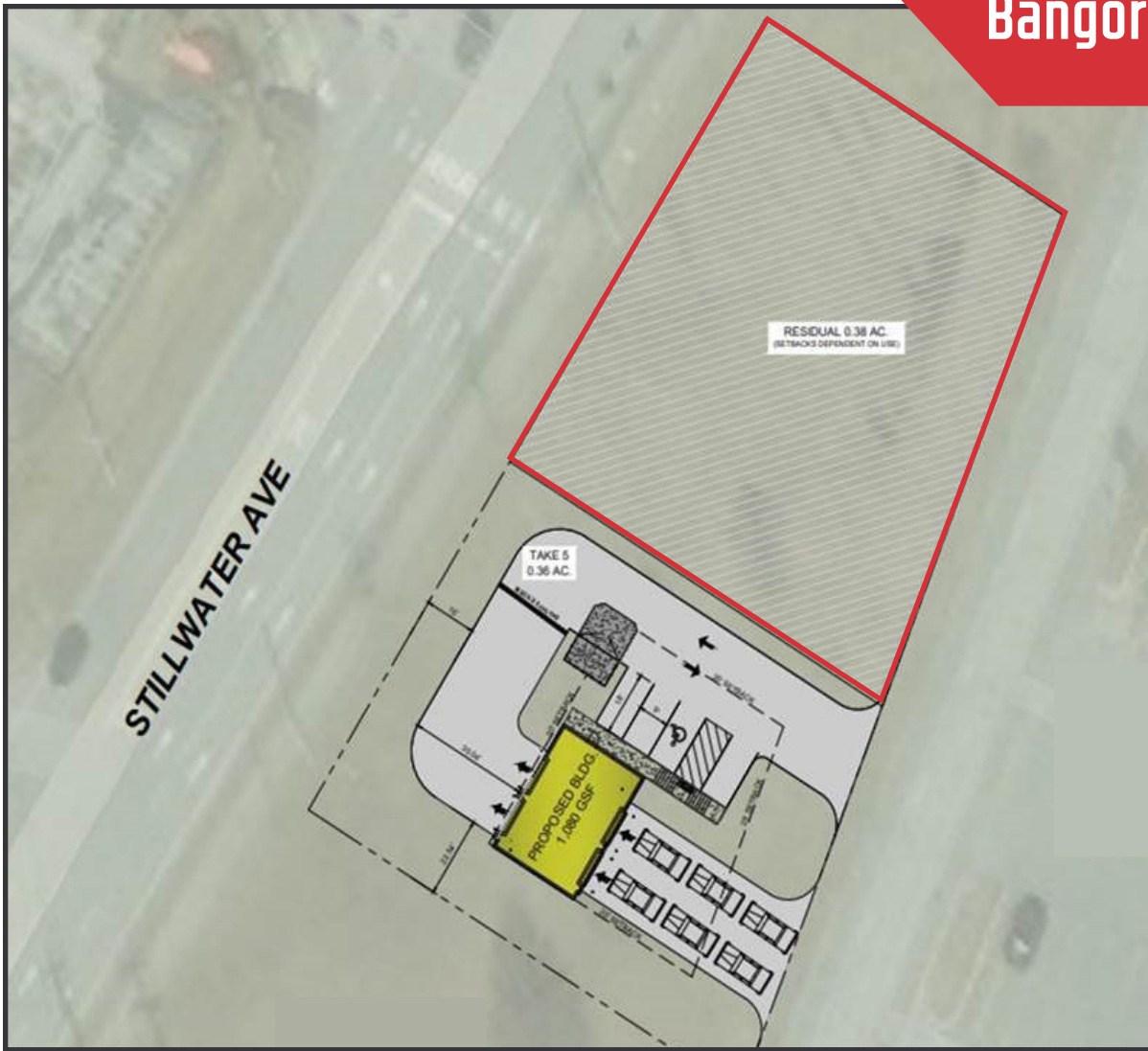
Owner	Baldwin Realty, LLC
Assessor's Reference	Map R61, Block G, Lot 9
Pad Size	0.48± acres
Zoning	Neighborhood Service (NS)
Traffic Counts	~13,808 vehicles/day (Stillwater Avenue) ~38,000 vehicles/day (Maine Turnpike/I-95)
Area Businesses	Dick's Sporting Goods, JC Penney, Furniture Mattress, Chick-Fil-A, Take Five Oil Change, Staples, Uno Pizzeria & Grill, Petco, Hannaford, Starbucks, and more
Mall Directory	<a href="https://bangormall.com/directory/">https://bangormall.com/directory/</a>

**FOR LEASE : \$75,000/year NNN**

Demographics	1 Mile	3 Miles	30 min drive time
Population	1,577	31,017	98,495
Avg. Household Income	\$108,030	\$66,400	\$69,630
Total Households	700	15,137	43,078



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.