FOR SALE

FREESTANDING NAPA STORE

236 MAIN STREET, WATERBORO, MAINE



Frank O'Connor, CCIM, SIOR

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PROPERTY OVERVIEW

SITE SPECIFICATIONS		
TENANT	Genuine Auto Parts	
PROPERTY ADDRESS	236 Main Street, Waterboro, ME	
COUNTY	York	
LOT SIZE	1.23 acres	
BUILDING SIZE	6,000 SF	
LEASE COMMENCEMENT DATE	10/27/2011	
LEASE EXPIRATION DATE	5/31/2027	
INITIAL TERM	10 years	
OPTION PERIODS	2 (5 years)	
CURRENT RENT	\$84,000	
LEASE STRUCTURE	NNN	
TAXES	Landlord is fully reimbursed for all taxes	
INSURANCE	Tenant carrys all insurance	
CAM	Self CAM	
ROOF AND STRUCTURE	Landlord responsibility	

FOR SALE: \$1,400,000

HIGHLIGHTS

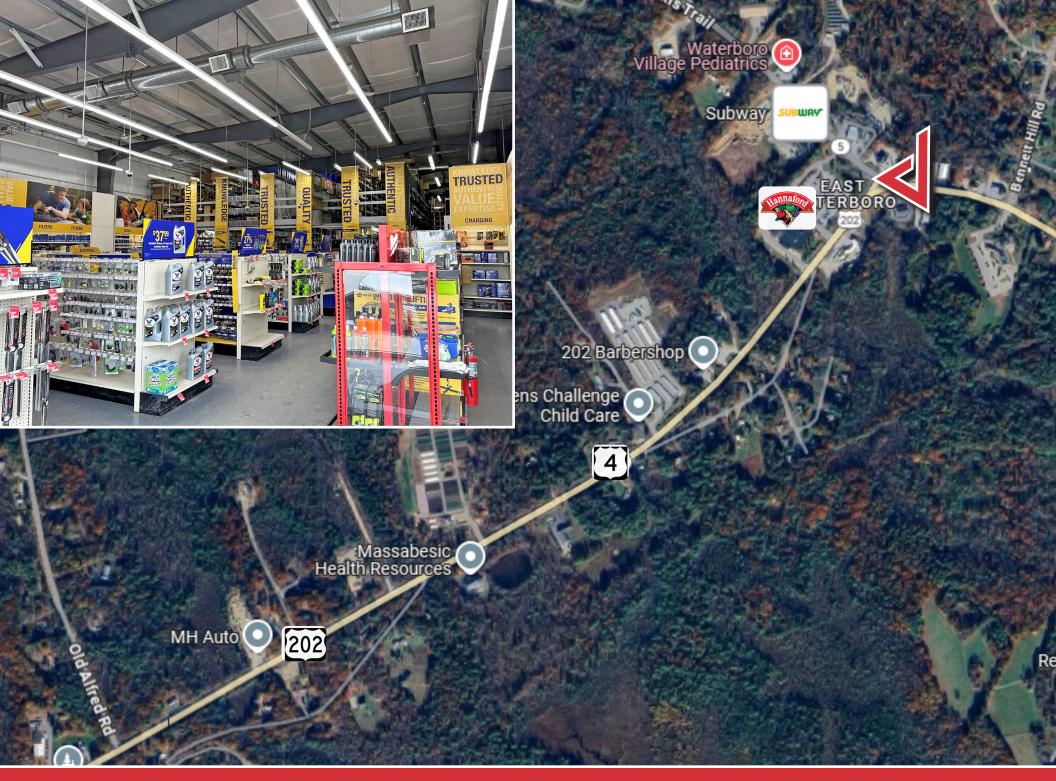
- Fee Simple Ownership
- Corporate Guarantee : GAP operates 6,000 NAPA stores in the United States
- Store Ranking: 104/4856 Nationwide & 2/57 Maine
- Annual Visits: 52K
- In operation at this location since 2012, demonstrating long-term commitment

RENT TABLE

Option Period 1: 6/1/2022 - 5/31/2027, \$84,000

Option Period 2: 6/1/2027 - 5/31/2032, \$90,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,043	26,722	31,397
EMPLOYEES	3,400	11,969	22,452
AVERAGE HH INCOME	\$68,442	\$86,672	\$85,438



CONTACT BROKERS

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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.