

FOR SALE

FREESTANDING NAPA STORE

236 MAIN STREET, WATERBORO, MAINE



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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 carries 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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