

FOR SALE
FREESTANDING NEW NAPA STORE
29 OSSIPEE TRAIL EAST, STANDISH, MAINE



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PROPERTY OVERVIEW

SITE SPECIFICATIONS

TENANT	Genuine Auto Parts
PROPERTY ADDRESS	29 Ossipee Trail East, Standish, ME
COUNTY	Cumberland
LOT SIZE	TBD
BUILDING SIZE	7,500 SF (new construction 2025)
LEASE COMMENCEMENT DATE	8/23/2026
LEASE EXPIRATION DATE	8/31/2033
INITIAL TERM	8 years
OPTION PERIODS	3, 6-year options to renew
CURRENT RENT	\$140,625 (\$18.75/SF)
LEASE STRUCTURE	NNN
TAXES	Landlord is fully reimbursed for all taxes
INSURANCE	Tenant carries all insurance
ROOF AND STRUCTURE	Landlord responsibility

FOR SALE : \$2,116,000

HIGHLIGHTS

- New Construction 2025
- Fee Simple Ownership
- Corporate Guarantee : GAP operates 6,000 NAPA stores in the United States

RENT TABLE

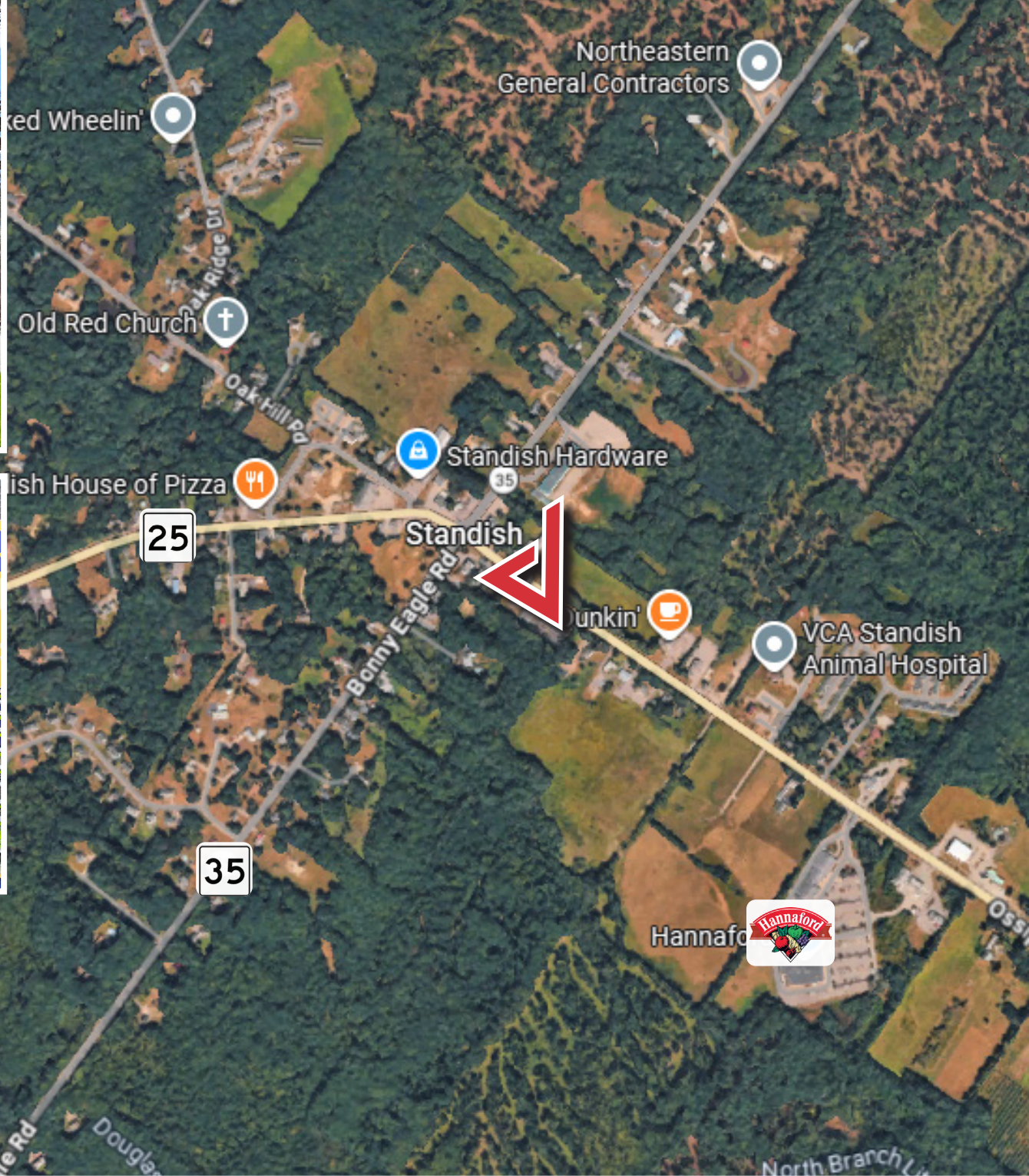
Year 1	\$140,625/year
Year 2	\$148,125/year
Year 3	\$153,750/year
Year 4	\$168,750/year
Year 5&6	\$172,500/year
Year 7&8	\$176,250/year

Option Years 9-14: \$176,250 - \$180,000/year

Option Years 15-20: \$183,750/year fixed for the term

Option Years 21-27: to be set at fair market value

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	241	2,964	8,140
EMPLOYEES	133	1,660	4,591
AVERAGE HH INCOME	\$63,474	\$69,445	\$71,902



PHOTOS & AERIAL | 29 OSS�PEE TRAIL EAST, STANDISH

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