

FOR SALE

FREESTANDING NAPA STORE

328 PORTLAND ROAD, BRIDGTON, MAINE



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PROPERTY OVERVIEW

SITE SPECIFICATIONS

TENANT	Genuine Auto Parts
PROPERTY ADDRESS	328 Portland Road, Bridgton ME
COUNTY	Cumberland
LOT SIZE	2.68 acres
BUILDING SIZE	8,000 SF
LEASE COMMENCEMENT DATE	9/14/2022
LEASE EXPIRATION DATE	9/30/2030
INITIAL TERM	8 years
OPTION PERIODS	2 (5 years)
CURRENT RENT	\$132,000
LEASE STRUCTURE	NN
TAXES	Landlord is fully reimbursed for all taxes
INSURANCE	Landlord is fully reimbursed for all insurance
CAM	Self CAM
ROOF AND STRUCTURE	Landlord responsibility

FOR SALE : \$2,200,000

HIGHLIGHTS

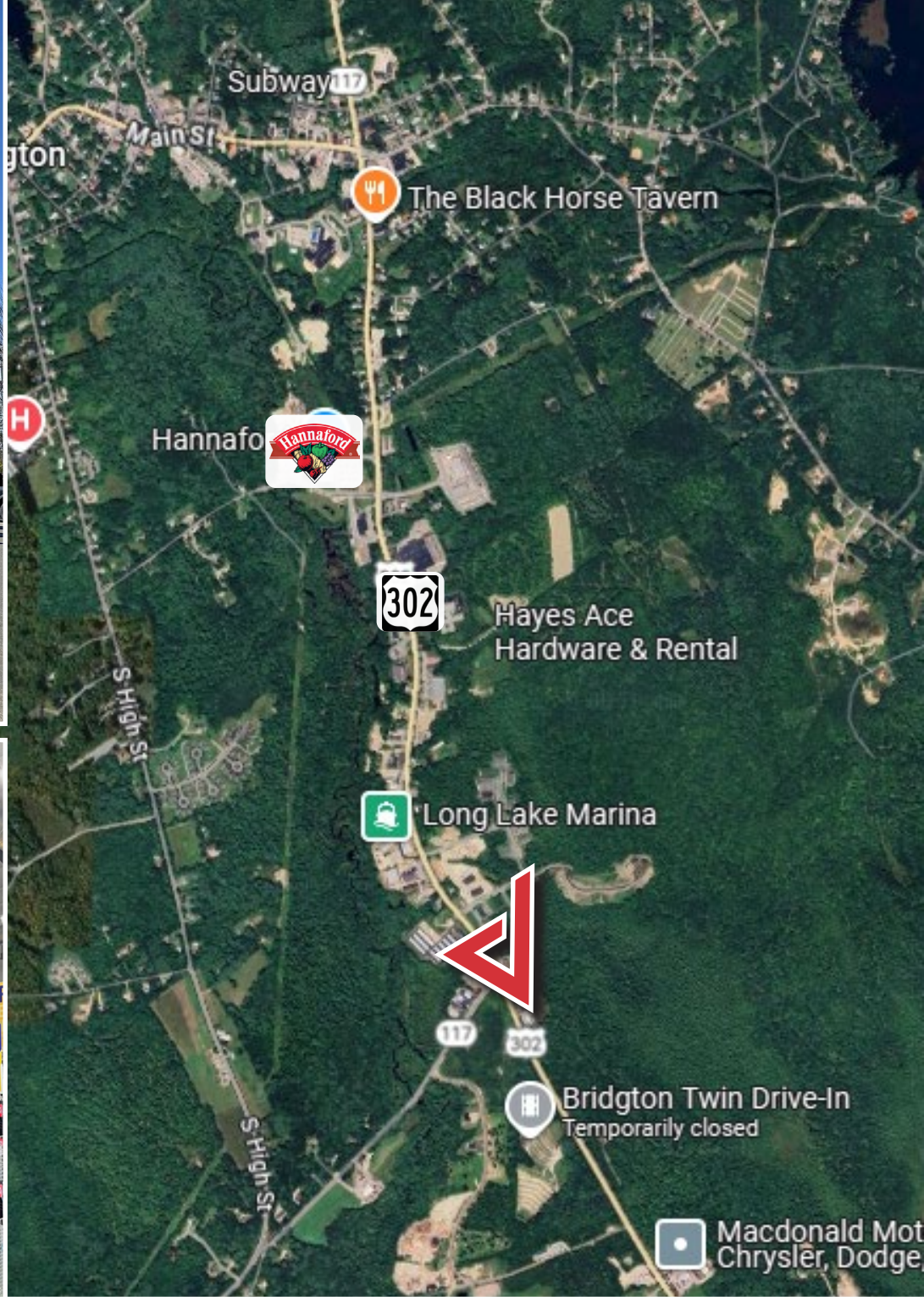
- Fee Simple Ownership
- Corporate Guarantee : GAP operates 6,000 NAPA stores in the United States
- Store Ranking : 246/4856 Nationwide & 5/57 Maine
- Annual Visits : 47K
- New Construction 2022

RENT TABLE

YEAR 1	\$128,000	Option Period 1 : Years 11-12, \$156,000
YEAR 2	\$132,000	Years 13-15, \$159,996
YEAR 3	\$136,000	
YEAR 4	\$144,000	Option Period 2 : Years 16-17, \$159,996
YEAR 5	\$152,000	Years 18-20, \$164,012
YEARS 6-8	\$156,000	

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,488	6,686	11,279
EMPLOYEES	1,219	5,820	9,558
AVERAGE HH INCOME	\$118,314	\$80,372	\$73,851



PHOTOS & AERIAL | 328 PORTLAND ROAD, BRIDGTON

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.