

**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	NNN
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 : \$2,100,000**

## HIGHLIGHTS

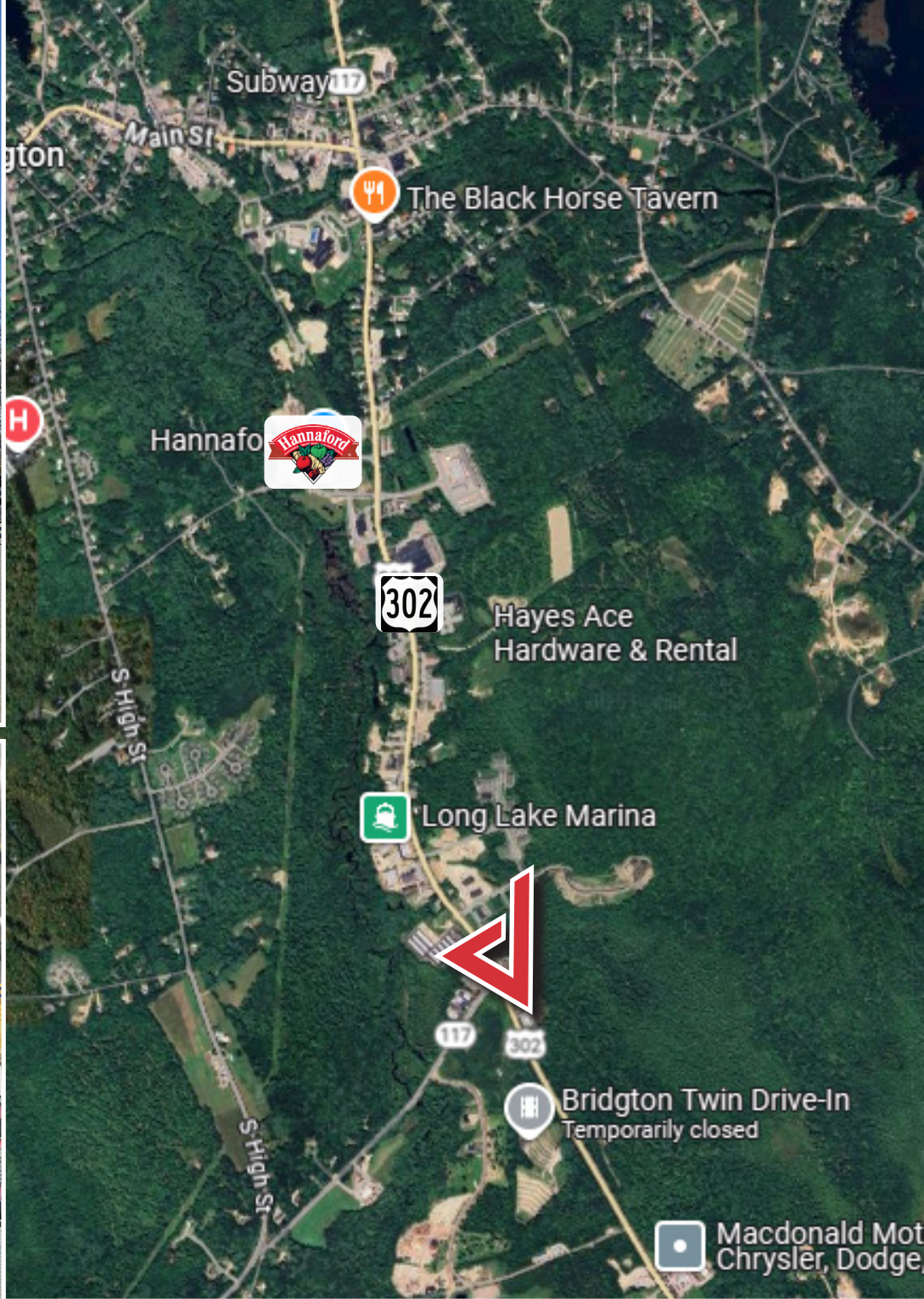
- Fee Simple Ownership
- Corporate Guarantee : GAP operates 6,000 NAPA stores in the United States
- Store Ranking : 246/4856 Nationwide & 5/57 Maine
- Annual Visits : 47K
- New Construction 2022

## RENT TABLE

YEAR 1	\$128,000	Option Period 1 : Years 9-10, \$156,000
YEAR 2	\$132,000	Years 11-13, \$159,996
YEAR 3	\$136,000	
YEAR 4	\$144,000	Option Period 2 : Years 14-15, \$159,996
YEAR 5	\$152,000	Years 16-18, \$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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