

**FOR SALE**

# **FREESTANDING NAPA STORE**

**780 NARRAGANSETT TRAIL, BUXTON, MAINE**



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# PROPERTY OVERVIEW

## SITE SPECIFICATIONS

TENANT	Genuine Auto Parts
PROPERTY ADDRESS	780 Narragansett Trail, Buxton, ME
COUNTY	York
LOT SIZE	1.86 acres
BUILDING SIZE	6,000 SF
LEASE COMMENCEMENT DATE	3/28/2012
LEASE EXPIRATION DATE	9/30/2027
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 : 686/4856 Nationwide & 14/57 Maine
- Annual Visits : 32K
- In operation at this location since 2012, demonstrating long-term commitment

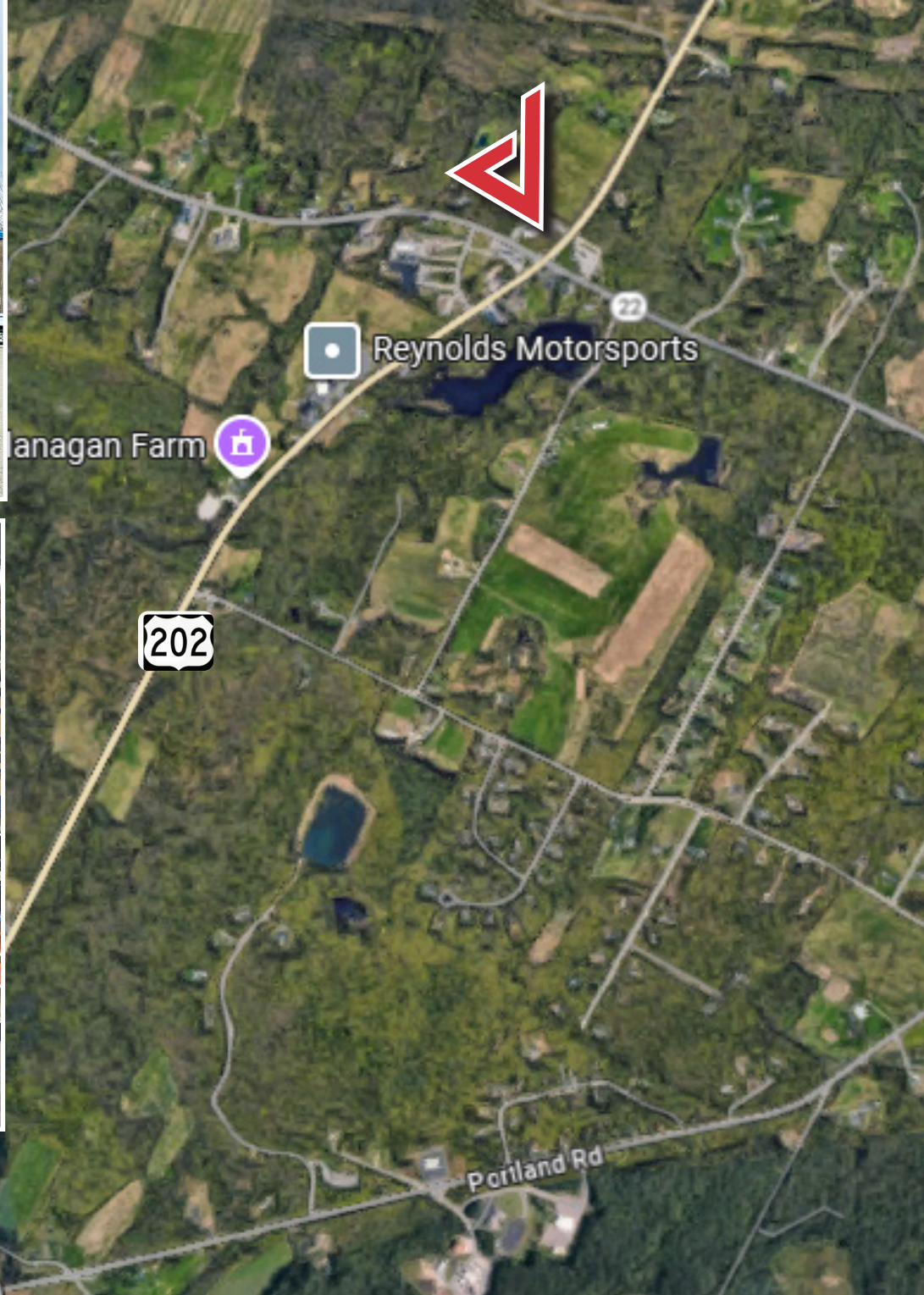
## RENT TABLE

Option Period 1 : 10/1/2022 - 9/30/2027, \$84,000

Option Period 2 : 10/1/2027 - 9/30/2032, \$84,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,152	19,541	38,204
EMPLOYEES	3,400	11,969	22,452
AVERAGE HH INCOME	\$89,203	\$101,856	\$101,280







## CONTACT BROKERS

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