

NNN STARBUCKS FOR SALE

NEW 10 YEAR LEASE - 2,500 SF

75 WELLS PLAZA, WELLS, MAINE



FOR SALE : \$3,000,000 - 6% CAP

Frank O'Connor, CCIM, SIOR
BROKER, PARTNER
frank@dunhamgroup.com



PROPERTY OVERVIEW

SITE SPECIFICATIONS

PROPERTY ADDRESS	75 Wells Plaza, Wells, ME
COUNTY	York
OWNER	Five Star Holdings, LLC
TENANT	Starbucks
BUILDING SIZE	2,500 SF
LOT SIZE	38,770 SF
PARKING	70± spaces
TRAFFIC COUNTS	30,916 vehicles/day
ROAD FRONTAGE	307'



HIGHLIGHTS

- Fee Simple Ownership
- Corporate Guarantee
- \$3,000,000 - 6% CAP

LEASE DETAILS

LEASE COMMENCEMENT DATE	06/2026
LEASE EXPIRATION DATE	06/2036
INITIAL TERM	10 years
CURRENT ANNUAL RENT	\$180,000
RENTAL INCREASES	10% every 5 years
OPTION PERIODS	4 - 5 year
LEASE STRUCTURE	NNN
TAXES	Landlord is fully reimbursed for all taxes
INSURANCE	Tenant carries all insurance
CAM	Self CAM
LANDLORD RESPONSIBILITIES	Maintain roof, foundation, exterior walls and interior structural walls

LOCATION OVERVIEW



TOWN OF WELLS
— MAINE —

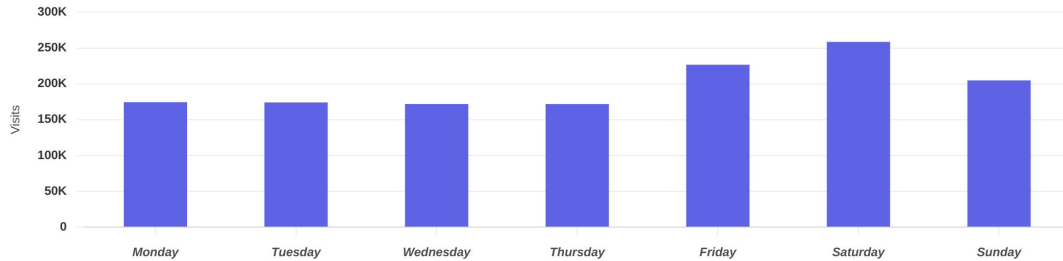
Wells is a coastal Southern Maine community with a population of approximately 12,000 residents. The

area features a strong economic base supported by tourism, service industries, and local businesses. Median household income is approximately \$83,900, reflecting a stable and relatively affluent market. With a median age of 52.5, Wells offers a mature, established demographic with consistent year-round demand supplemented by seasonal population increases.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	~2,000	~8,500	~18,500
HOUSEHOLDS	~950	~3,900	~8,200
AVERAGE HH INCOME	~\$85,000	~\$88,000	~\$92,000
EMPLOYEES	~1,200	~4,000	~8,500

- *Affluent coastal market with incomes above or near U.S. average*
- *Stable year-round population with significant seasonal traffic*
- *Strong tourism-driven economy supporting retail, food & beverage, and service uses*

DAILY VISITS - WELLS PLAZA



Visits | Apr 1st, 2025 - Mar 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



TOP RETAIL

Rank	Name	Distance	Visitors (%)
1	Hannaford 107 Wells Plz, Wells, ME 04090	0.1 mi	222.9K (66.6%)
2	Kittery Premium Outlets 375 US-1, Kittery, ME 03904	14.8 mi	105.6K (31.6%)
3	Dollar Tree 107 Wells Plz, Wells, ME 04090	0.1 mi	82.8K (24.7%)
4	Kittery Trading Post 301 US-1 One, Kittery, ME 03904	15.2 mi	76.8K (22.9%)
5	The Maine Mall 700 Maine Mall Rd, South Portland, ME 04106	26.3 mi	74.5K (22.3%)
6	The Shops At Biddeford Crossing 405 Mariner Way, Biddeford, ME 04005	12.5 mi	71.2K (21.3%)
7	The Crossings 45 Gosling Rd, Newington, NH 03062	18 mi	66.7K (19.9%)
8	McDonald's 992 Post Rd, Wells, ME 04090	0.2 mi	65K (19.4%)
9	Wells Center 1517 Post Rd, Wells, ME 04090	1.4 mi	63K (18.8%)
10	Renys 107 Wells Plz, Wells, ME 04090	0.1 mi	63K (18.8%)



CONTACT BROKER

Frank O'Connor, CCIM, SIOR

BROKER, PARTNER

frank@dunhamgroup.com

207-773-7100



dunhamgroup.com

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.