GENDRON
COMMERCIAL BOSTON

FOR SALE

83 Hospital St. Augusta, ME



Demographic:

Mile 1 – 4,962
Mile 3 – 18,155
Mile 5 – 28,149

Median-Income:

Mile 1 - $54,709
Mile 3 - $53,410
Mile 5 - $54,877

Traffic Count: 10,930 cars a day!

Contact *John Gendron, CCIM* for further information:

207-939-8500
johngendron@me.com
www.gendroncommercial.com

Retail Space for Sale!

- Location, Location, Location!
- 11,180 +/- SF
- 2.09 AC
- **Dollar Tree recently exercised their 1st renewal option early extending the lease out until 2032!**
- 60 +/- Parking Spaces
- NN Lease - Landlord Responsible for roof, structure and parking lot. (Building remodeled and parking lot re-done in past 10 years.)
- Annual Taxes: $36,473.12 (reimbursed by Dollar Tree -NN Lease)
- Rent PSF - $7.50
- **Cap Rate – 9.58%**
- Rent Schedule:

Current-6/30/2027 - $78,260
Option 1- 7/1/2027-6/30/2032 - $83,850
Option 2- 7/1/2032-6/30/2037- $89,440
Option 3- 7/1/2037-6/30/2042 - $95,030
Option 4 -7/1/2042-6/30/2047- $100,620

- **Price for Sale - $875,000**

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Trade Area Map



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Competition Map



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