

FOR SALE/FOR LEASE

FORMER WALGREENS | AUGUSTA, MAINE

WALGREENS

WALGREENS

GRAND RE-OPENING
See what's in store

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PROPERTY OVERVIEW

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PROPERTY OVERVIEW

Gendron Commercial Brokers of Boston Inc. is pleased to exclusively present for Sale or for Lease the property located at 81 Hospital Street in Augusta, Maine. The site is a former Walgreens Drug store paying rent until September 2022. The building was recently remodeled in the past five years and is 11,180 +/- SF on 2.09 AC of land.

The subject property is a net lease property with landlord responsible for the roof, structure and parking lot. Located on Hospital Street in Maine's capital city of Augusta. The site surrounds numerous government office buildings, medical offices, residential development and more! This site is an excellent opportunity for a dollar store, medical office, or government office space!

Walgreens current rent schedule:

9/6/2017 – 9/5/2022 - \$202,300

Walgreens RSF = \$18.09

PROPERTY DATA

Address:	81 Hospital St. Augusta, Maine
Lease Type:	NN – Landlord responsible for roof, structure & parking lot
Land Size:	2.09 AC
Building Size:	11,180 +/- SF
Remodel:	Building was remodeling in past 5 years, including new paving!
Year Built:	1997
Zone:	BP – Institutional/Business/Professional Subdistrict
Lease Term:	5 Year Minimum
Tenant:	Former Walgreens Site
Traffic Count:	12,350 cars a day!
Sale Price:	\$2,700,000
Asking Lease Price:	Price Upon Request

PROPERTY SUMMARY

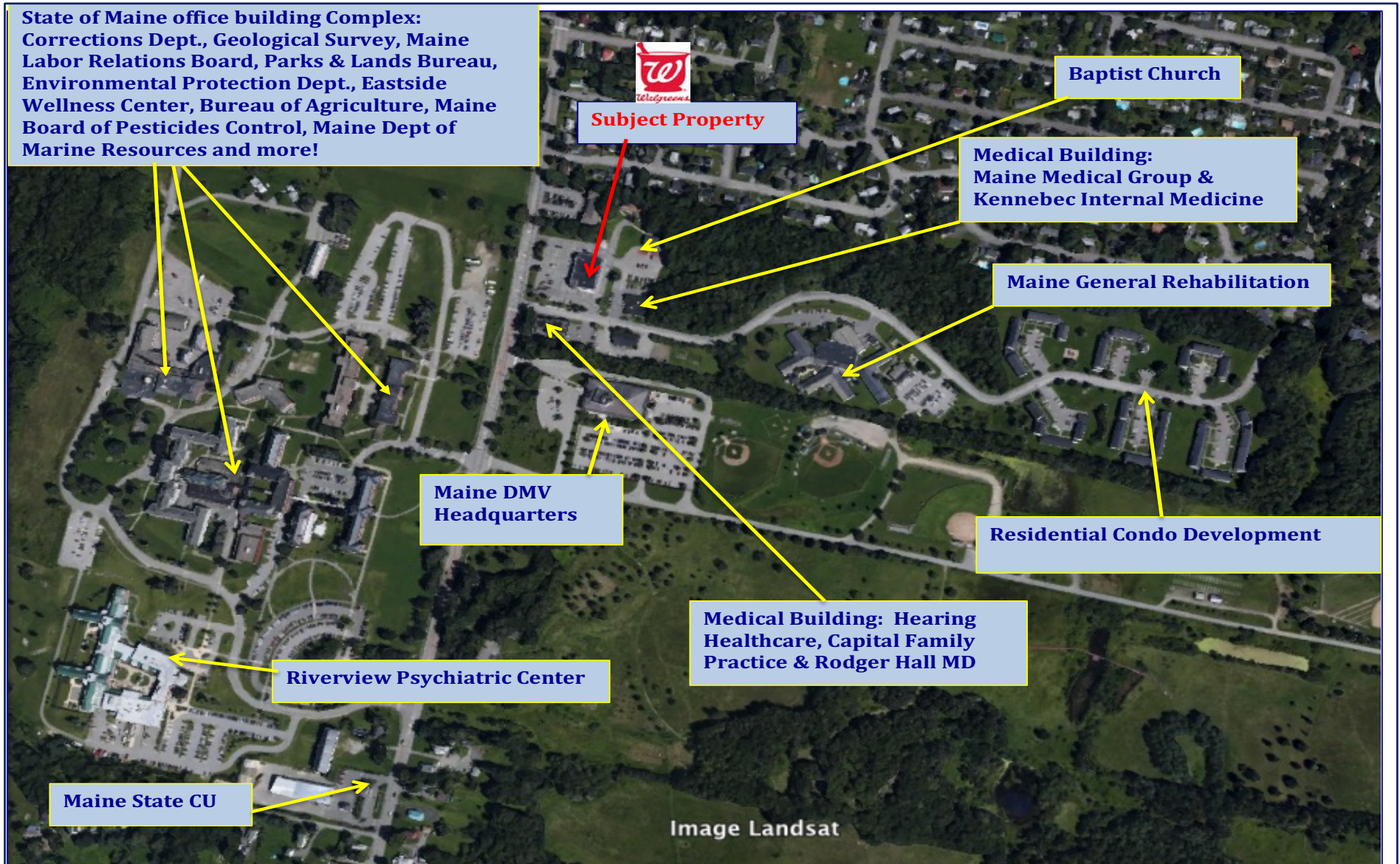
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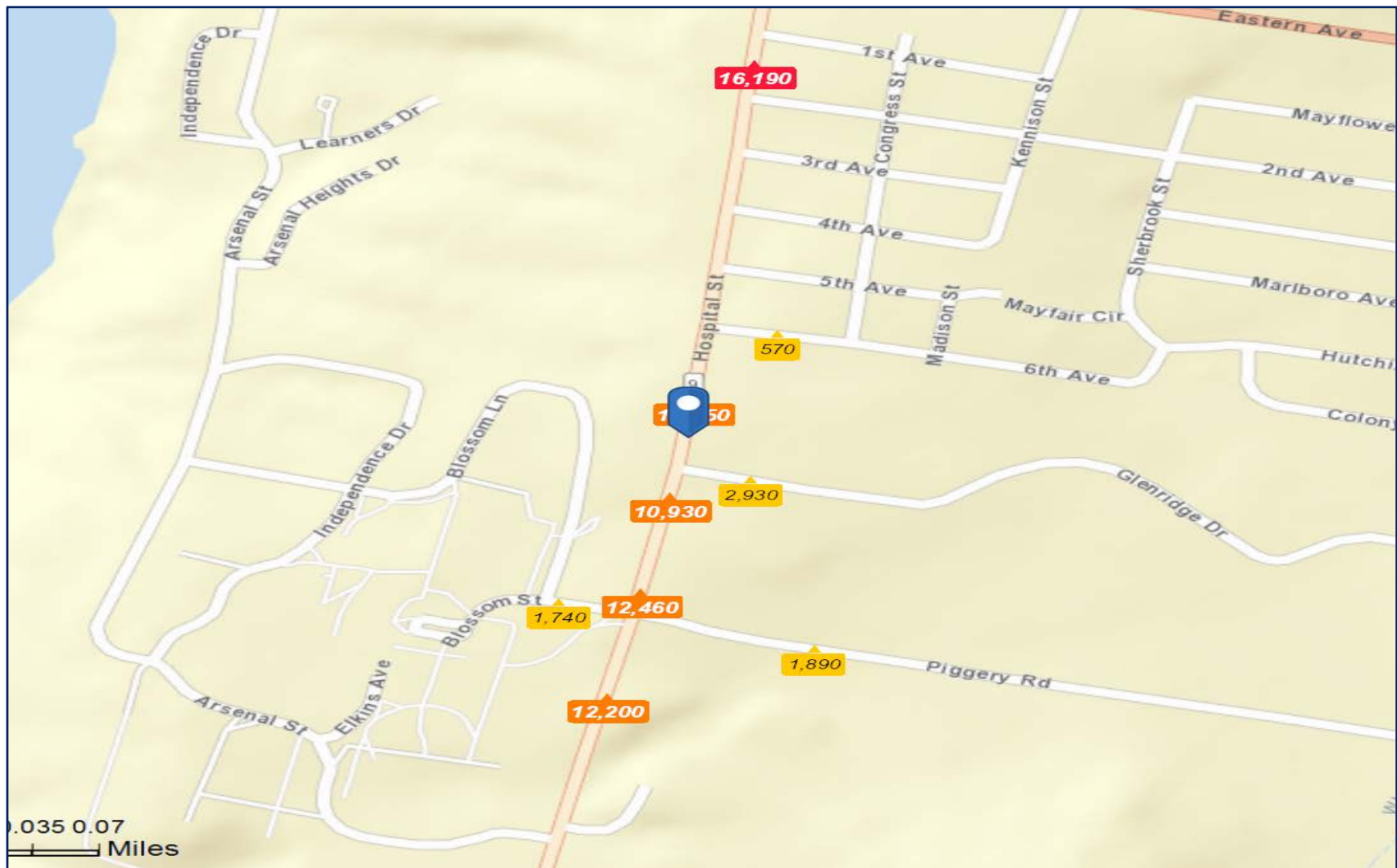
COMPETITION MAP



TRADE AREA MAP



TRAFFIC COUNT MAP

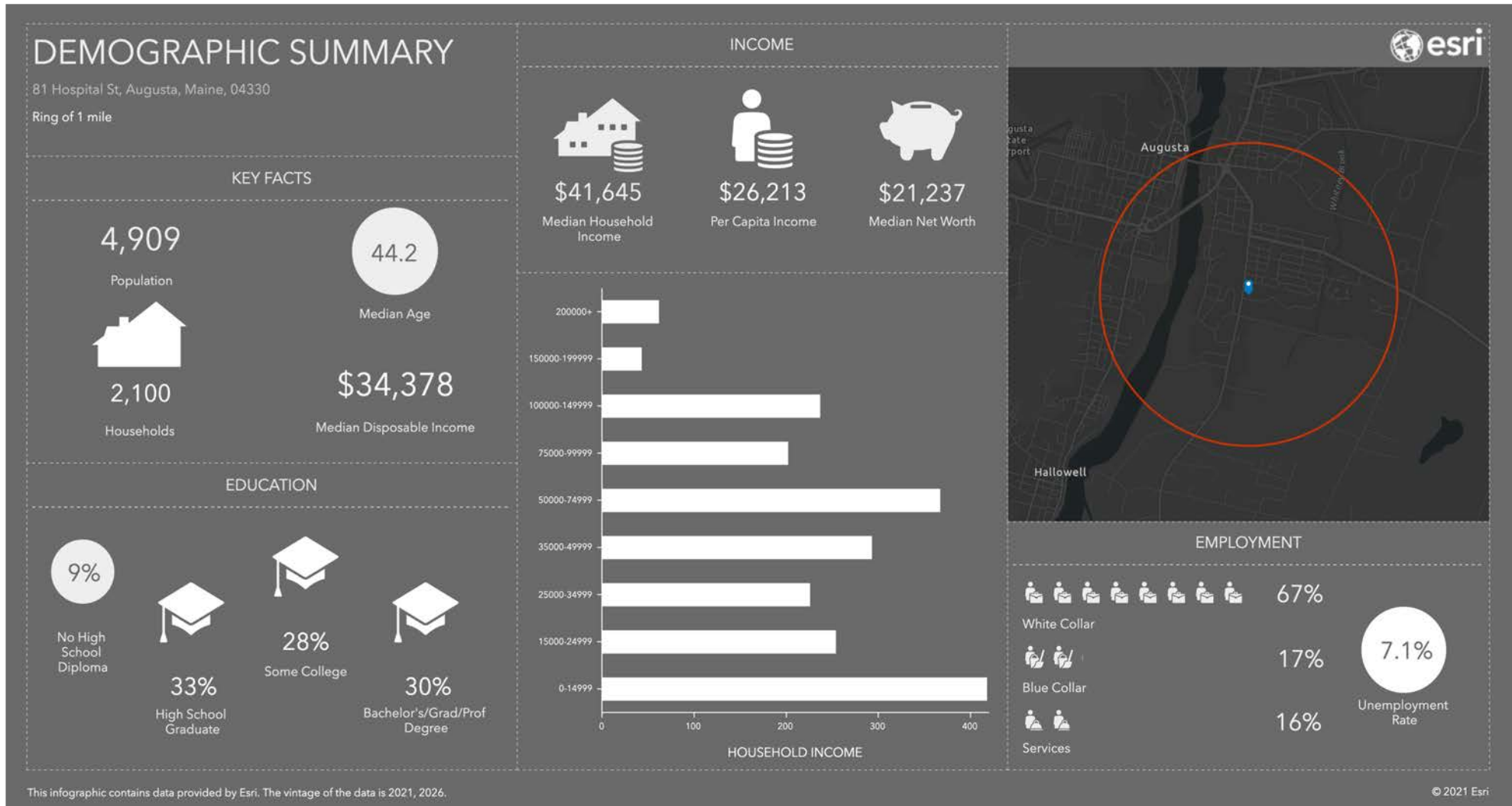


DEMOGRAPHICS

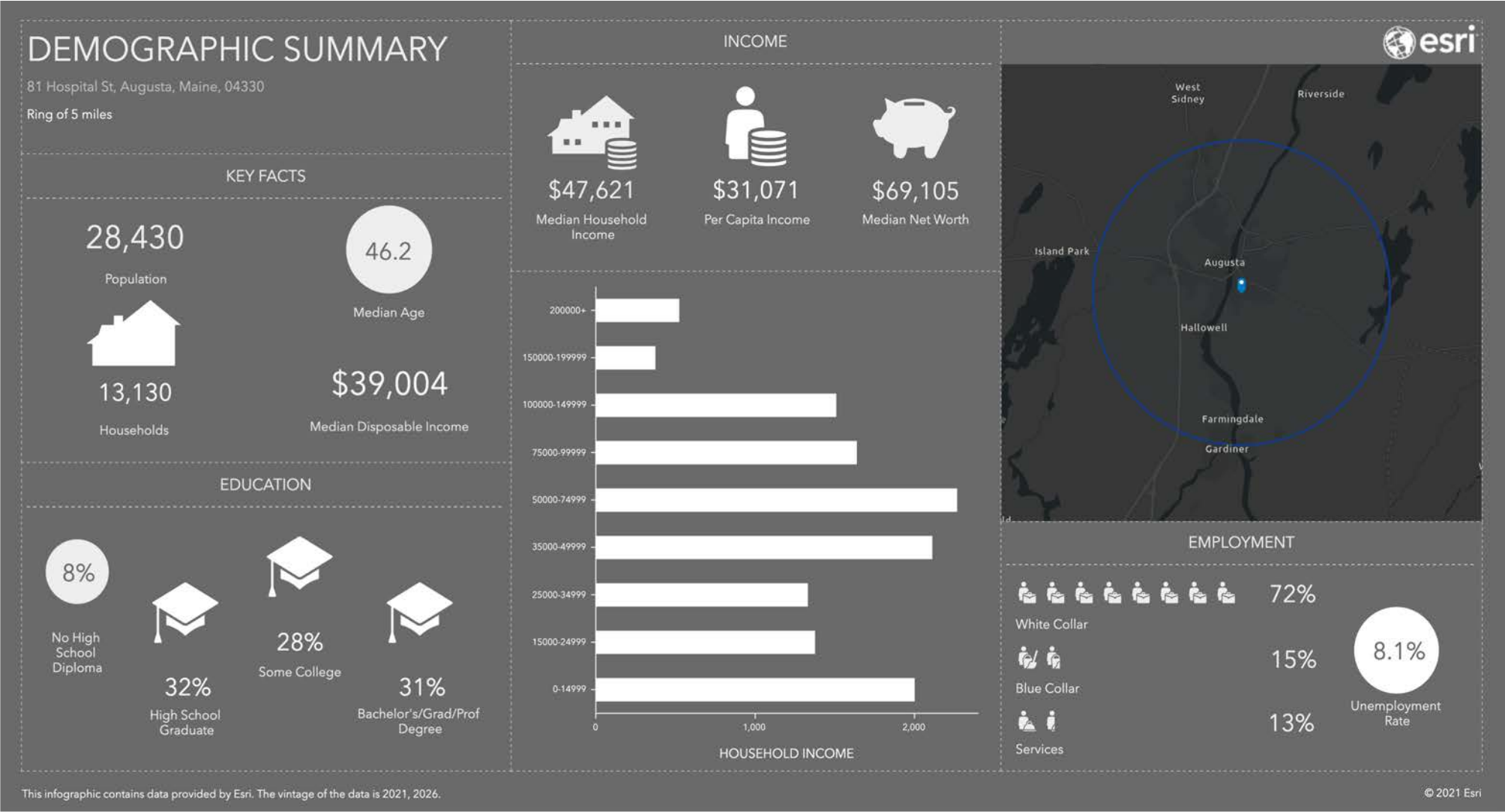
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DEMOGRAPHIC – MILE 1









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