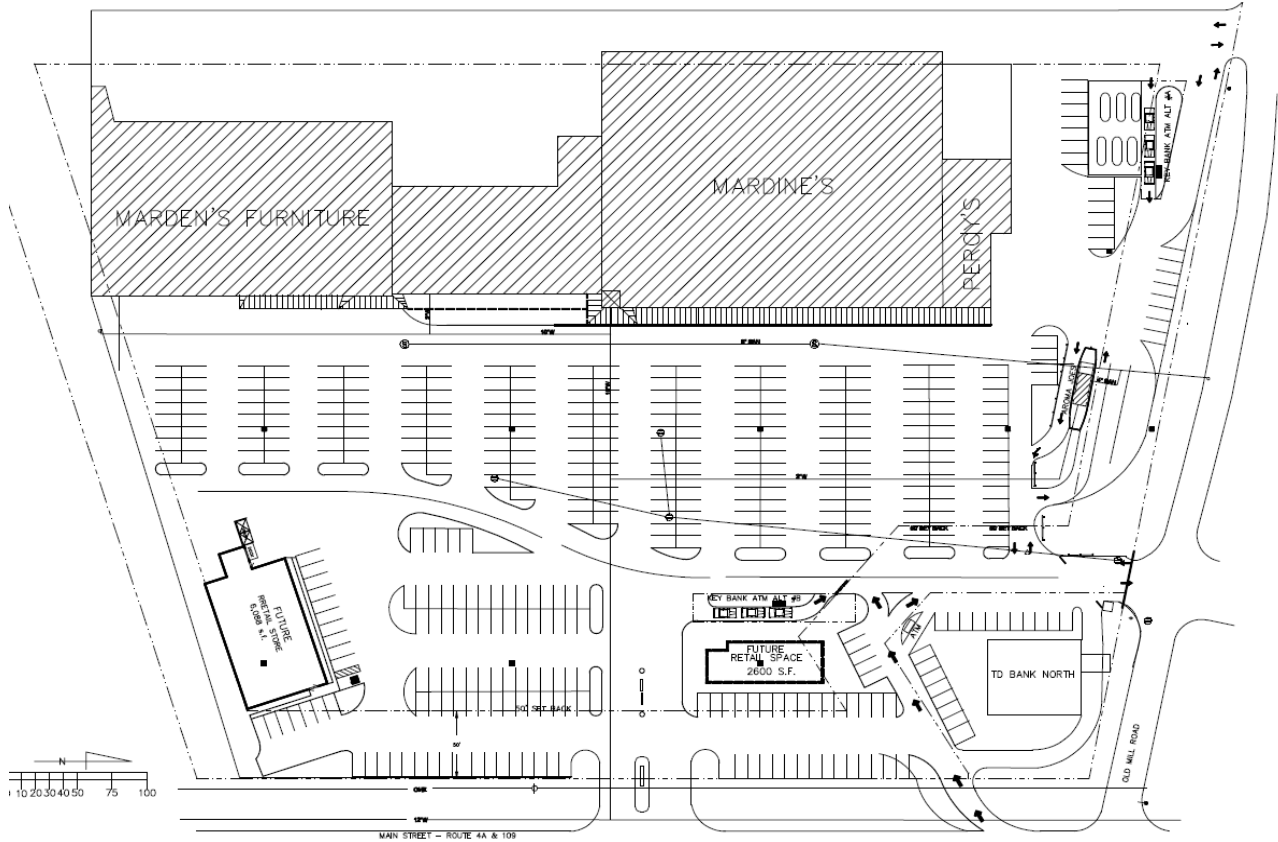




# 98,295SF SANFORD PLAZA - FOR SALE

Sanford, Maine



## TARGET PRICE: \$4,950,000

### PROPERTY OVERVIEW

As exclusive agent, TRB & Associates is pleased to offer for sale the fee simple interest in Sanford Plaza, located at 1247 Main Street (Route 109) in Sanford, ME. Sanford Plaza consists of Marden's, Marden's Furniture & Flooring, Save A Lot Food Store, Percy's Tire & Auto, Aroma Joe's, Key Bank ATM. Also, there are pad sites that may be developed in the future. The price, location and upside potential, clearly represent a "value-oriented" opportunity. It is strategically located approximately 10 miles from Wells, Maine, with significant frontage along Route 109. A confidentiality agreement must be completely filled out and signed by all interested parties.

### OFFERING HIGHLIGHTS

High Visibility/ High Traffic:  
 Stable Tenancy:  
 Upside Potential:  
 Close to Boston:  
 Value Opportunity:

Signalized Access off of Route 109/20k ADT  
 100% Occupancy—Strong Anchor with Term  
 Additional Pad site Available—Future Development  
 Approximately 80 Miles North of Boston  
 Acquire Below Replacement Cost/\$50.36SF

#### For Information Contact:

Thomas R. Blakely, CCIM, President

Tel: 781.259.1234 tblakely@trbassociates.com

TRB & Associates, Inc, 144 Lincoln Road, Suite 201, Lincoln, MA 01773

[WWW.TRBASSOCIATES.COM](http://WWW.TRBASSOCIATES.COM)





# 98,295SF SANFORD PLAZA FOR SALE

**79,698SF - Marden's Retail Store & Furniture & Flooring Store**

**13,697SF - Save A Lot Food Stores**



**Aroma Joe's Coffee Drive-Thru**

**Tenant Lease Expiration Dates**

**Keybank ATM Drive-Thru**



Tenant	Lease Expiration
Marden's.....	2019
Marden's Furniture & Flooring.....	2019
Save A Lot Food Stores.....	2020
Percy's Tire & Auto Repair.....	2012
Aroma Joe's.....	2021
Keybank ATM.....	2009



Interested and qualified parties should call for more detailed information.

PROPERTY DESCRIPTION

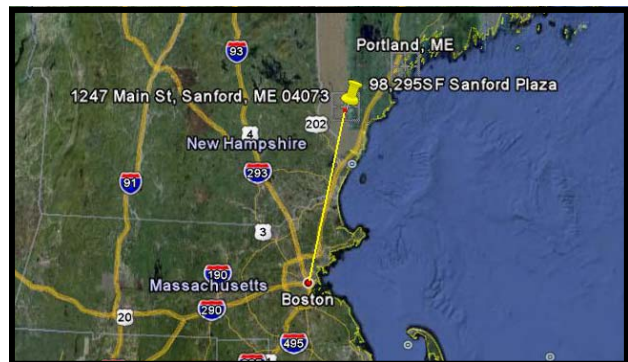
79,698SF Retail Strip Center  
(2) Freestanding buildings  
Additional pad sites may be developed in the future

BUILDING AREAS

Marden's	79,698SF
Save A Lot Food Stores	13,697SF
Aroma Joe's Coffee	Drive-Thru
Keybank	ATM
Land Area:	11 acres +/-
GLA:	98,295SF
Parking:	Above Average

DEMOGRAPHICS 2010 Sanford, ME

2010 Population/Sanford, ME: 9,643  
Average HH Income/Sanford, ME: \$38,196  
Distance From Boston: 73 Miles



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