



# 96,538 SF FOR SALE

## Sanford Plaza Shopping Center

Route 109 - Sanford, Maine



**TARGET PRICE: \$5,300,000 (\$54.90/SF)**

### PROPERTY OVERVIEW

Sanford Plaza is a traditional 96,538SF strip shopping center. The center is anchored by a Marden's Surplus & Salvage and also their furniture and flooring store. Marden's Surplus and Salvage has 14 locations throughout the State of Maine. There is also a small drycleaner located at the property. Banknorth owns its building and land parcel, which is not part of the offering. Sanford Plaza has a signalized entrance and it is aligned parallel to Route 109, affording all tenants excellent visibility to the 20,000+ cars per day that pass the center. Sanford Plaza offers an investor/developer the opportunity to acquire a well-located retail property. All tenants have little or no time remaining on their leases, which provides a solid opportunity for further enhancement or redevelopment of the approximately 11 acre site.

### OFFERING HIGHLIGHTS

- Strong Market Identity:** Strategically located strip center near Wells with much upside
- Quality Tenancy:** Marden's is a very successful 14-store retailer in Maine
- Growing Area:** Area population expected to increase
- High Occupancy:** 80% Retail, with the possibility of re-tenanting/renewing etc.
- Replacement Cost:** Offering at \$54.90/SF overall

#### For Information Contact:

Thomas R. Blakely, CCIM, President

Cell: 617.285.2578 tblakely@trbassociates.com

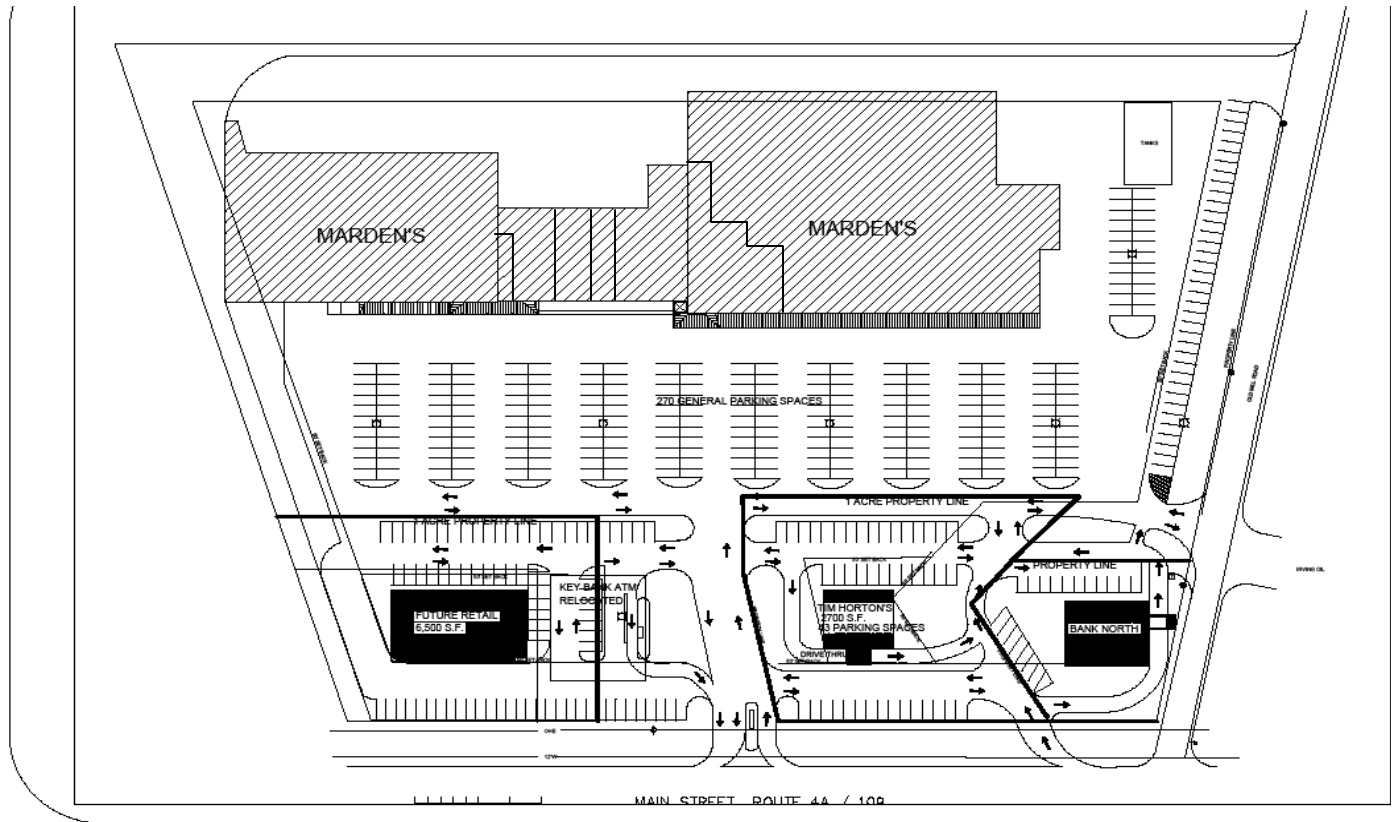
TRB & Associates, Inc, 144 Lincoln Road—Suite 201, Lincoln, MA 01773

FX: 781.259.1238 [WWW.TRBASSOCIATES.COM](http://WWW.TRBASSOCIATES.COM)





# 96,538SF Sanford Plaza Shopping Center



**TARGET PRICE: \$5,300,000 (\$54.90/SF)**

### PROPERTY DESCRIPTION

1247 Main Street  
Route 109  
Sanford, ME

### BUILDING AREAS

Retail:	96,538 SF
Approximate Land Area:	11 Acres
Parking:	460 spaces

### ANCHOR TENANT

Marden's	74,530SF
	(2 spaces combined)

### LEASE

Short Term

### DEMOGRAPHICS (5 Miles)

Population:	25,162
Average HH Income:	\$49,941

### Income Statement EOY 2006

Price:	\$5,300,000
Price/SF:	\$54.90/SF
Price/Acre:	\$481,818

### For Information Contact:

Thomas R. Blakely, CCIM, President

Cell: 617.285.2578 [tblakely@trbassociates.com](mailto:tblakely@trbassociates.com)

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

FX: 781.259.1238 [WWW.TRBASSOCIATES.COM](http://WWW.TRBASSOCIATES.COM)

