

FOR LEASE



GROUND LEASE OR BUILD-TO-SUIT
0 HIGH STREET
ELLSWORTH, ME 04605

PROPERTY HIGHLIGHTS

- Retail/Office/Medical 1.91± acre cleared & graded development site strategically located in a thriving commercial corridor, while providing excellent visibility and accessibility.
- The site neighbors a new 72-unit multi-family housing complex, Walmart, Dunkin', First National Bank, Bar Harbor Bank & Trust, Darling's Auto Mall, & The Jackson Laboratory (JAX), who are a nonprofit biomedical research institution and one of the state's largest private employers.
- Existing 3-phase power vault set up on the site and public water/sewer is available
- Land Lease or Build-to-Suit options available.




THE BOULOS
COMPANY
COMMERCIAL REAL ESTATE

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ELLSWORTH, ME 04605



PROPERTY DETAILS

DEVELOPMENT SITE	1.91± Acres
ASSESSOR'S REFERENCE	016-008
NEARBY RETAILERS	Walmart Super Center, Dunkin' First National Bank, Governor's Restaurant, Home Depot, Bar Harbor Bank & Trust, Darling's Auto Mall and The Jackson Laboratory.
ZONING	Commercial - Allows a host of uses including retail, restaurant, office, medical office and apartments (housing) - all subject to City approvals.
SIGNAGE	Pylon
TRAFFIC COUNT	20,098 (AADT) on High Street
LAND LEASE RATE	\$70,000/yr NNN
BUILD-TO-SUIT LEASE RATE	Negotiable dependent on construction cost and lease terms.



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DEMOGRAPHICS - 10 MILES

KEY FACTS

19,712

Population



2.2

Average Household Size

47.9

Median Age

\$72,461

Median Household Income

EDUCATION

4%

No High School Diploma



28%

High School Graduate



28%

Some College



40%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,159

Total Businesses



11,709

Total Employees

EMPLOYMENT



62.1%

White Collar



22.4%

Blue Collar



15.5%

Services

1.9%

Unemployment Rate

INCOME



\$72,461

Median Household Income



\$44,379

Per Capita Income



\$195,996

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (18.1%)

The smallest group: \$150,000 - \$199,999 (6.9%)

Indicator ▲	Value	Diff	
<\$15,000	7.3%	-0.9%	<div style="width: 7.3%;"></div>
\$15,000 - \$24,999	7.6%	-0.3%	<div style="width: 7.6%;"></div>
\$25,000 - \$34,999	10.1%	+0.2%	<div style="width: 10.1%;"></div>
\$35,000 - \$49,999	10.5%	-1.1%	<div style="width: 10.5%;"></div>
\$50,000 - \$74,999	15.7%	-0.2%	<div style="width: 15.7%;"></div>
\$75,000 - \$99,999	15.9%	+2.3%	<div style="width: 15.9%;"></div>
\$100,000 - \$149,999	18.1%	-0.1%	<div style="width: 18.1%;"></div>
\$150,000 - \$199,999	6.9%	-0.2%	<div style="width: 6.9%;"></div>
\$200,000+	7.9%	+0.1%	<div style="width: 7.9%;"></div>

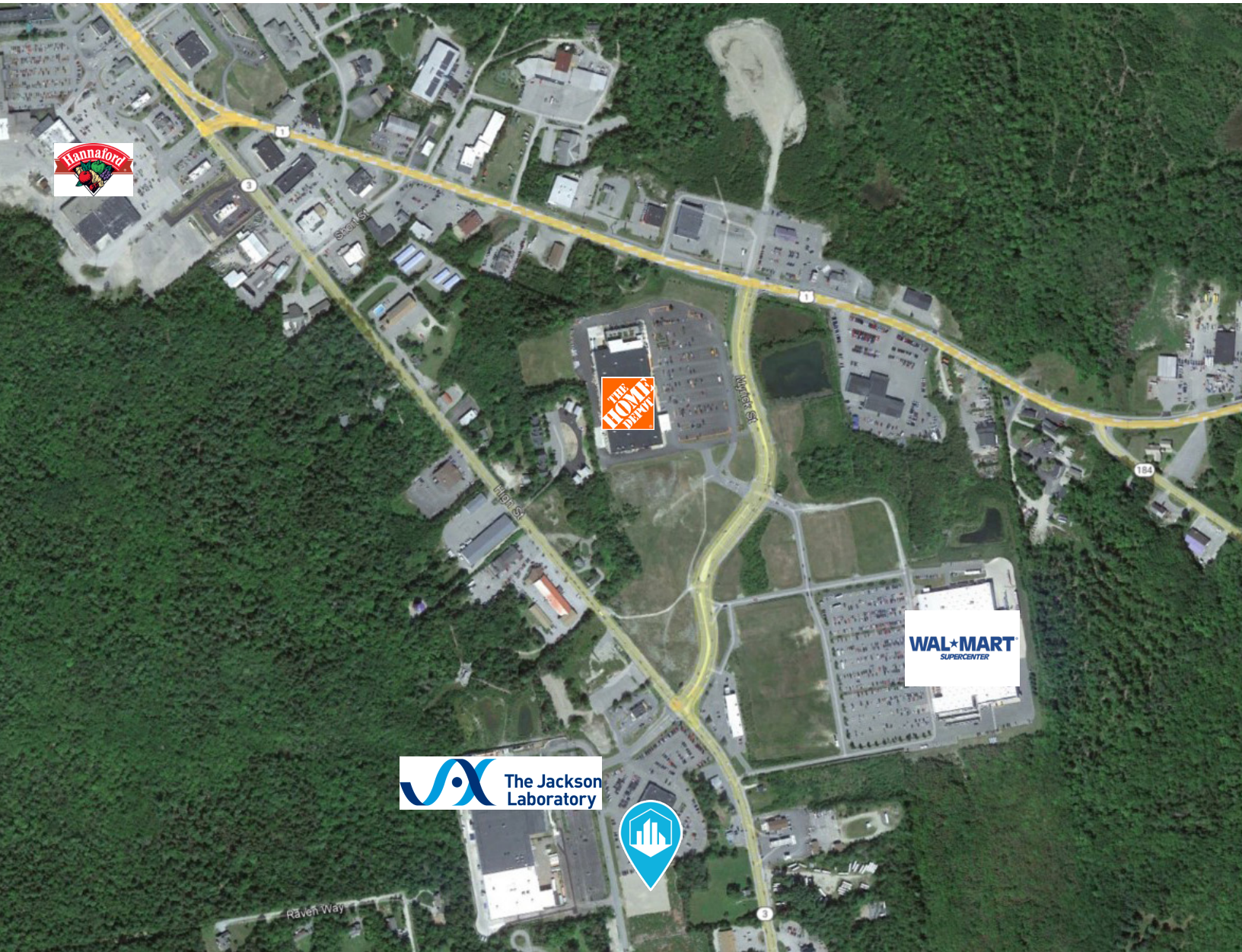
Bars show deviation from Hancock County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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