

PRIME RETAIL SPACE FOR LEASE

AVAILABLE APRIL 2026

627 Broadway, Bangor Maine

**MAINE
COMMERCIAL
REALTY**

207-945-4500

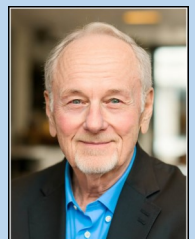


Secure your spot at one of Bangor's premier retail hubs. Join an elite lineup of anchors-including Hannaford Supermarket, TJ Maxx, and Planet Fitness-in a high-traffic destination designed for success. Strategically located near major schools, hospitals, and financial centers, this rare vacancy offers unparalleled visibility and convenience. Call today for more details or to schedule a tour.

MAINE COMMERCIAL REALTY
One Merchants Plaza
Suite #303
Bangor, Maine 04401

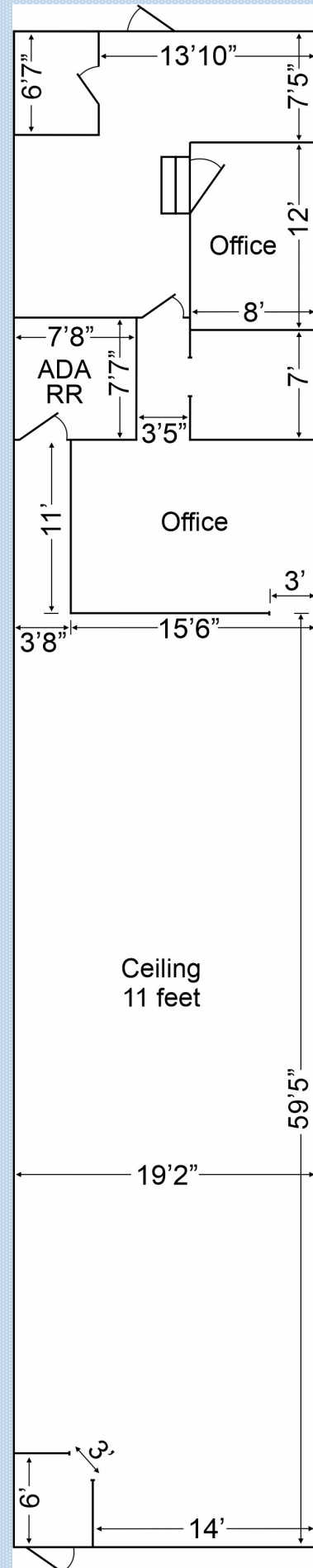


Broker/Owner: **John Bonadio**
Office: **207-945-4500**
Cell: **207-944-6786**
john@mainecommercial.com



"SERVING MAINE INVESTORS SINCE 1978"

BROADWAY SHOPPING CENTER
 627 Broadway
 Unit #8, 2,000 sf



All dimensions are deemed reliable but not guaranteed and are subject to errors or omissions.



LOCATION OVERVIEW: THE BROADWAY ADVANTAGE

While Stillwater Avenue captures the "destination" shopper, **Broadway** captures the "**Daily-Needs**" consumer. This distinction is the difference between a customer who visits once a month and one who visits three times a week.

1. Sustainable Foot Traffic vs. Seasonal Spikes

Stillwater Avenue relies heavily on regional mall traffic and seasonal tourism, which can fluctuate. Broadway is the primary artery for Bangor's **permanent residential core** and the high-income "Tree Streets" neighborhood. By locating here, you are positioning your brand in the path of the city's most consistent, year-round spending power.

2. The "Medical & Academic" Corridor

Unlike the retail-only sprawl of the mall area, 627 Broadway sits at the gateway to Bangor's institutional hub. You are less than a mile from **St. Joseph Healthcare** and **Husson University**, providing a massive daytime population of professionals and students who utilize this plaza for lunch, errands, and fitness during work hours.

3. Frictionless Accessibility

Stillwater Avenue is known for traffic congestion and complex intersections. Broadway offers a more **frictionless experience** for the local commuter. With easy ingress/egress and a layout anchored by a high-volume Hannaford, your customers can get in and out quickly—a critical factor for modern retail and service providers.

Total 2026 Population 32,800 (City) High density for a Maine submarket.

Trade Area Reach 150,000+ Serves as the primary hub for Penobscot County.

Median Household Income \$59,942. Strong middle-class consumer base.

Daytime Population 45,000+ Massive spike due to nearby hospitals/schools.

Daily Traffic Counts 18,000 - 25,000 ADT One of Bangor's busiest retail arteries.