



For Sale

Walgreens

Lewiston, Maine

Long standing tenancy /
Strong in-place rent



In association with Compass New England LLC

LISTING TEAM

Michael Harrington, Broker
Harrington & Company
Phone: 603-785-8601
NH Broker License: 010824

Bob Marchewka, Broker
Compass New England LLC
Phone: 603-661-4880
ME Company License: 3073
Maine Broker License: 02067



Walgreens

430 Sabattus Street, Lewiston Maine

\$3,300,000

7.3%

PRICE

CAP RATE

NOI

\$239,550

LEASE TYPE

NN

OPTION RENT INCREASES

5% Every 5 Years

LEASE EXPIRATION

September 30, 2035

Building Size

10,937 SF

Land Area

1.58 Acres

LEASE OVERVIEW

Minimal Landlord Responsibilities

- New Roof 2025
- LL responsible for Parking Lot

RENT ROLL

Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Yearly Rent/SF
*Walgreens	10,937	12/14,2023	9/30/2035	\$239,565	\$19,963	\$239,565	\$21.90/SF
	Option 1	10/1/2035	9/30/2040		\$20,962	\$251,544	\$23.00/SF
	Option 2	10/1/2040	9/30/2045		\$22,010	\$264,121	\$24.15/SF
	Option 3	10/1/2045	9/30/2050		\$23,111	\$277,327	\$25.36/SF
Totals:	10,937			\$239,565	\$19,963	\$239,565	\$21.90/SF

*Walgreens renewed early, extending the lease term by 12 years expiring in 2035. They also added three, 5-year options, indicating strong store performance and location preference.

LEASE ABSTRACT PREMISES AND TERM

Address	430 Sabattus Street, Lewiston ME
Tenant	Walgreens
Lease Type	NN
Lease Expiration	09/30/2035
Options	Three, 5 Year
Rent Increases	5% every 5 years during Options
Year Built	1998
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Expenses	
CAM	Tenant Responsibility
Property Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Utilities	Tenant Responsibility
HVAC	Tenant Responsibility
Repairs & Maintenance	Tenant Responsibility
Roof & Parking Lot	Landlord's Responsibility LL replaced the Roof in 2025



Walgreens – 430 Sabattus Street • Lewiston, ME

Net-Leased Retail Investment Adjacent to Bates College

430 Sabattus Street is a well-located **Walgreens** in Lewiston, Maine, positioned along one of the city's key commercial corridors with **traffic counts of approximately 16,000 cars per day**. The property benefits from strong daily visibility and convenient access for neighborhood residents, commuters, and the nearby campus community.

A major driver of consistent customer traffic is **Bates College**, located just a short distance from the store. Bates is a nationally recognized private liberal arts college with **over 1,800 undergraduate students**, faculty, and staff on campus. The college's stable enrollment and year-round activity provide a built-in base of repeat customers for pharmacy, health, and convenience needs.

St. Mary's Regional Hospital, a full-service regional hospital servicing thousands of patients annually from the Greater Lewiston-Auburn area is also proximate to this location and serves as stable source of customers.

This combination of **high daily traffic**, proximity to a respected higher-education institution, and established national tenancy makes 430 Sabattus Street a compelling **net-leased retail investment** in the Lewiston-Auburn market.



•Demographics & Trade Area

2025 Consumer Spending at 5-mile radius

HEALTH

Nonprescription Drugs	\$3,640,632/Yr
Prescription Drugs	\$8,649,126/Yr
Eyeglasses & Contact Lenses	\$2,378,371/Yr
Personal Care Products	\$10,641,843/Yr
Smoking Products	\$9,669,333/Yr
*Alcoholic Beverages	\$11,491,657/Yr

*Maine allows alcoholic beverages to be sold in pharmacies
Data provided by esri

Business Key Facts
 430 Sabattus St, Lewiston, Maine, 04240 2 (1, 3, 5 miles)
 430 Sabattus St, Lewiston, Maine, 04240
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 44.10163
 Longitude: -70.19444

Business Key Facts 430 Sabattus St, Lewiston, Maine, 04240 2 | Rings: 1, 3, 5 mile radii

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics 5 miles

2,795 <small>Total Businesses</small>	39.6K <small>Total Employees</small>	\$8.21B <small>Total Sales</small>	4.8% <small>Unemployment Rate</small>
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Largest Businesses in Area

25* <small>100 or More Employees</small>	25* <small>\$10M+ Annual Sales Vol</small>
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Most Employees

St. Mary's Regional Medical Center	Headquarters	1,200
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Highest sales volume

Dead River Company	Branch	\$1.52B
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Daytime Population 5 miles

61,732
Total Population

71,262
Total Daytime Population

Ratio of daytime to total population:
1.15

Values > 1.0 mean that more people come to the area during the day than live there.

Urban Core 5 miles

Dominant Urbanicity Type

9.8
Avg Number of Employees

139
Total Businesses Per Square Mile

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.



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