

SANFORD PLAZA

OFFERING MEMORANDUM



MARDEN'S
Furniture

ELEVATED
EQUIPMENT

PORTA
& CO.

MARDEN'S

BANK OF AMERICA

CHASE

TD Bank

Aroma Joe's

KFC

O'Reily
AUTO PARTS

CIRCLE K

IRVING

PORTA & CO.

COMMERCIAL REAL ESTATE

Price Improvement

\$5,500,000

98,282 SF +/- RETAIL CENTER



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Property Information

Address: 1247 Main Street, Sanford, Maine 04073

Property Type: Retail Shopping Plaza

Projected NOI: \$557,870

Occupancy: 95%

Owner of Records: J&N Sanford Trust

Building Size: 93,580 +/- SF (assessor card)

Lot Size: 11+/- Acres

Book/Page: 02118/0201

Map/Lot: Map R12 - Lot 0003

Year Built: 1965/1982

Traffic Count: Main Street and Old Mill Road - 16,910 ADT

Utilities: Municipal Water/Sewer

Parking: 100 + Surface Spaces

Zoning: Urban Zone





Investment Summary

Property Overview

Sanford Plaza is a well-established, 98,282 +/- square-foot retail shopping plaza strategically located along Main Street (Route 109), a primary commercial corridor in Sanford, Maine. The plaza benefits from strong visibility, easy access, and a high-traffic location in one of southern Maine's fastest-growing communities.

Sanford Plaza represents a rare opportunity to acquire a stabilized retail asset with strong tenants, long-term income security via ground leases, and future upside potential in a growing market. Ideal for investors seeking immediate cash flow and durable retail tenancy in a supply-constrained regional market.

Tenant Overview

- Marden's, Inc.: \$38,182.40/month, 79,685 sq. ft., lease expires 1/31/2031
- Elevated Equipment, Inc.: \$5,625.00/month, 13,697 sq. ft., lease expires 8/31/2026
- Aroma Joe's LLC: \$3,200.21/month, ground lease, lease expires 1/31/2026
- Bank of America ATM: \$2,000.00/month, ground lease, lease expires 8/31/2030 (long-term stability)
- Vacant Unit: \$2,200.00/month, 4,900 sq. ft. - Potential
- Pad Site: \$5,000/month, ground lease - Potential



Investment Highlights

Key Facts

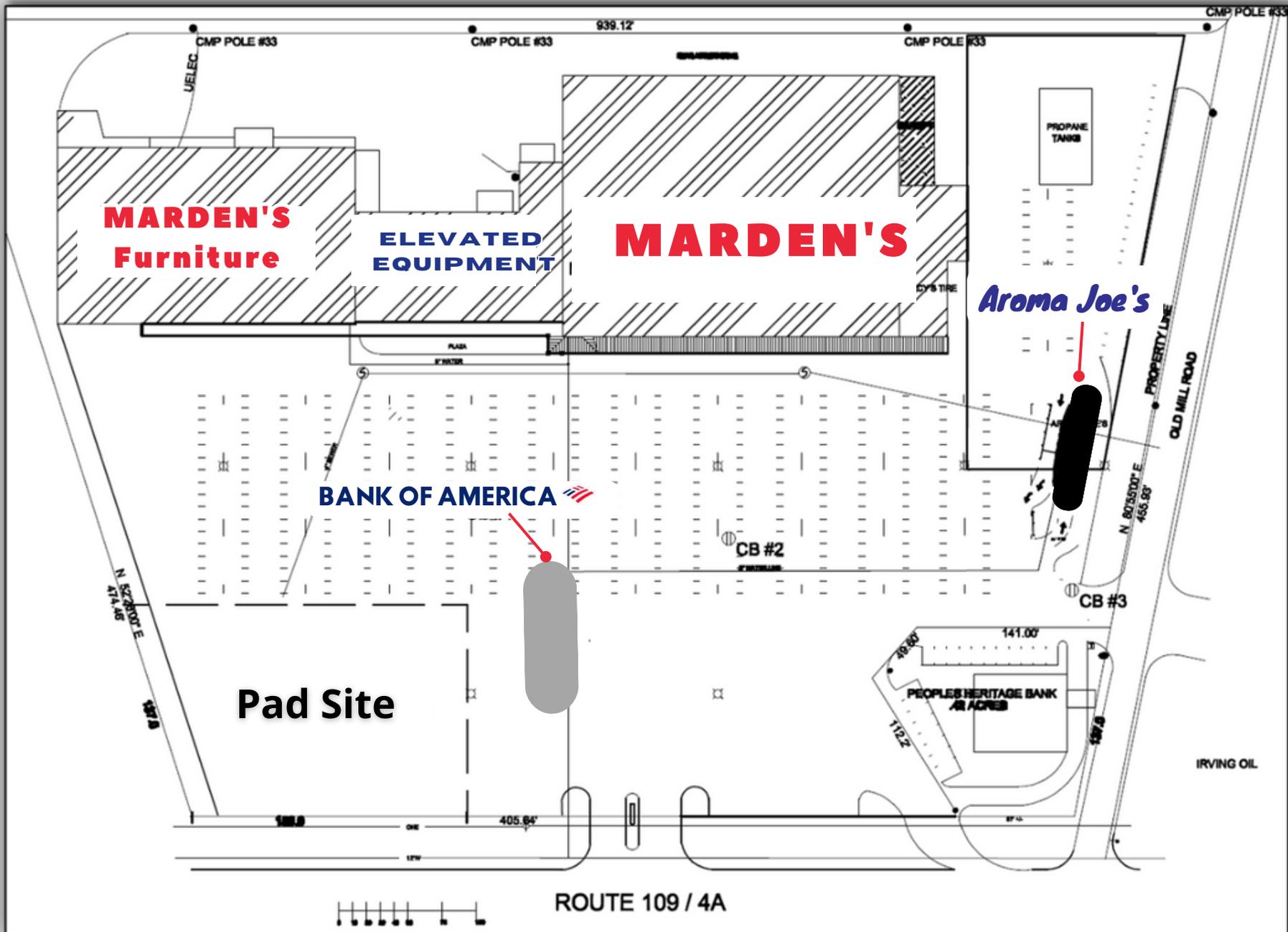
- **Total GLA:** 98,282 SF, 2 pad sites leased, 1 available
- **Site Area:** ±11 acres
- **Anchor Stability:** Marden's provides long-term tenancy and consistent customer draw.
- **Strong In-Place Income:** Diverse rent roll with a mix of retail, service, and ground lease tenants.
- **Ground Lease Income:** Passive, long-term income from nationally recognized tenants (Aroma Joe's and Bank of America).
- **High-Visibility Location:** Situated on Sanford's primary commercial corridor with high daily traffic counts and strong surrounding demographics.
- **Value-Add Potential:** Opportunity to lease remaining space or reposition for additional outparcel development or tenant upgrades.

Key Tenants

- **Marden's** (Anchor) – A high-performing, regional discount retailer and the anchor tenant of the plaza. Marden's has a long-standing presence at this location, serving as a major traffic driver.
- **Elevated Equipment Supply** (Inline) – A growing regional provider of landscaping and contractor equipment, contributing to a diversified tenant mix.
- **Aroma Joe's** (Ground Lease) – A popular New England-based drive-thru coffee chain with a long-term ground lease, ensuring stable, passive income.
- **Bank of America ATM** (Ground Lease) – A national financial institution with a ground-leased ATM pad, adding further creditworthy tenancy and traffic to the plaza.



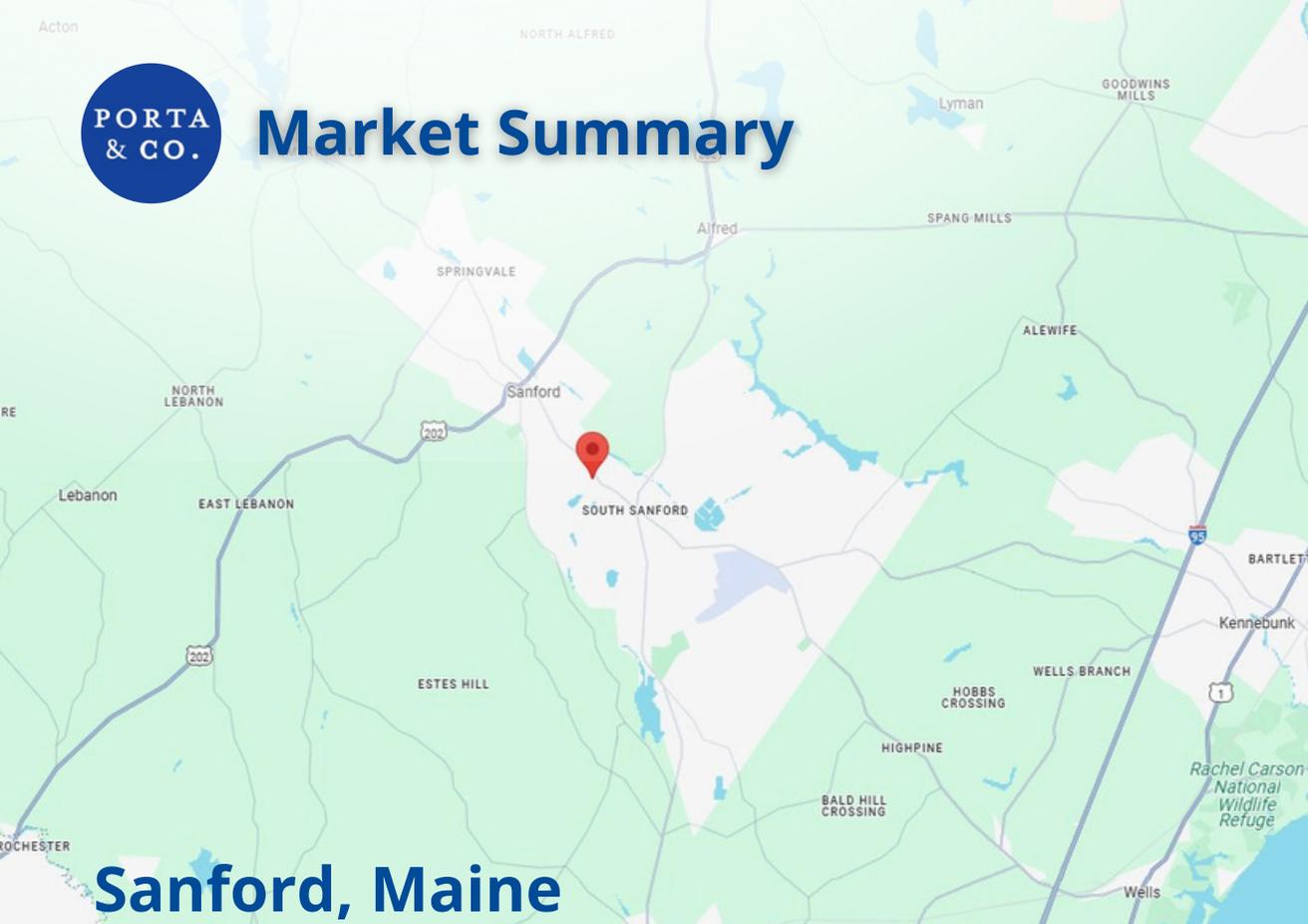
Site Plan



Site Aerial



Market Summary



Sanford, Maine

Demographics:



Population & Growth

Population (2025): 22,437
Annual Growth Rate: 0.42%
Population Density: ~460 people psm



Income & Employment

Median Household Income: \$70,570
Per Capita Income: \$37,375
Labor Force Participation (16+): 65.4%



Education

High School Graduate or Higher: 90.6%
Bachelor's Degree or Higher: 23.6%

Sanford offers a blend of small-town charm and modern amenities, making it an attractive destination for families, professionals, and retirees alike. Its steady growth, diverse community, and robust local economy contribute to a high quality of life.

Unlock Potential in Southern Maine's Growth Hub

Sanford, Maine is a strategic and rapidly evolving destination for commercial real estate investment. Located in York County, just 45 minutes from Portland and 90 minutes from Boston, Sanford offers unmatched access to key markets while maintaining the affordability and quality of life that businesses and employees value.

Key Highlights:

- Prime locations near Routes 109, 4, and I-95
- Development zones with TIF and other incentives
- Business-friendly climate with streamlined permitting
- Access to a growing, skilled regional workforce
- Sanford provides the space, resources, and strategic location to help business thrive
- Explore the possibilities. Invest in Sanford.

SANFORD PLAZA



FINANCIALS

Pro Forma

	Actual Monthly	Pro Forma Monthly	Actual Annual	Pro Forma Annual
Income	\$ 49,007.61	\$ 56,271.06	\$ 588,091	\$ 675,253
R.E. Tax-Tenant Reimb.	\$ 3,396	\$ 3,583	\$ 40,755	\$ 42,994
CAM-Tenant Reimb.	\$ 13,753	\$ 13,753	\$ 165,036	\$ 165,036
Total Income	\$ 66,156.86	\$ 73,607	\$ 793,882	\$ 883,282
CAM Expenses				
Snow Removal	\$ 4,844	\$ 3,521	\$ 58,125	\$ 42,250
Insurance	\$ 4,990	\$ 3,000	\$ 59,881	\$ 36,000
Utilities	\$ 806	\$ 806	\$ 9,671	\$ 9,671
Repairs & Mainten.	\$ 3,113	\$ 1,795	\$ 37,359	\$ 21,545
RE Taxes	\$ 3,583	\$ 3,583	\$ 42,994	\$ 42,994
Total CAM Expenses	\$ 17,336	\$ 12,705	\$ 208,030	\$ 152,460
Non CAM Expenses				
Management Fees	\$ 3,383	\$ 2,814	\$ 34,681	\$ 33,763
Telephone	\$ 1,201	\$ 138	\$ 1,797	\$ 1,659
Professional Fees	\$ -	\$ 207	\$ 2,481	\$ 2,481
Repairs & Mainten. (Parking Lot & Roof)	\$ 23,033	\$ 11,254	\$ 276,393	\$ 135,051
Total Non CAM Expenses	\$ 27,617	\$ 14,413	\$ 315,352	\$ 172,953
Total Expenses	\$ 44,953	\$ 27,118	\$ 523,382	\$ 325,413
Net Income	\$ 21,204	\$ 46,489	\$ 270,501	\$ 557,870



Tenant Rent Schedule



Space	Tenant Name	Sq Ft	Pro Rata Share	Utility Exp	Monthly Rent	Monthly CAM	Gross Monthly Rent	Annual Rent	Gross Annual Rent	Rent / SF	Gross Rent/ SF	Term	Comm. Date	Exp. Date
1	MARDEN'S INC.	79,685	81% Tenant		\$38,182.40	\$13,101.90	\$51,284.30	\$458,188.80	\$615,411.64	\$5.75	\$7.72	5	10/1/2003	1/31/1031
2	ELEVATED EQUIPMENT	13,697	14% Tenant		\$5,625.00	\$2,252.08	\$7,877.08	\$67,500.00	\$94,524.93	\$4.93	\$6.90	5	9/1/2021	8/31/2026
3	VACANT	4,900	5%		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
4A	AROMA JOE'S LLC	0		Tenant	\$3,200.21	\$0.00	\$0.00	\$38,402.52	\$38,402.52	\$0.00	\$0.00	10	2/1/2011	1/31/2026
5A	BANK OF AMERICA ATM	0		Tenant	\$2,000.00	\$0.00	\$0.00	\$24,000.00	\$24,000.00	\$0.00	\$0.00	5	1/1/2021	11/30/2025
6A	VACANT PAD SITE	0			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
TOTAL SF		98,282	100%	\$0.00	\$49,007.61	\$15,353.98	\$59,161.38	\$588,091.32	\$772,339.08	\$5.34	\$7.31			

Value Add Opportunity

Vacancy

There is an opportunity to lease 4,900 +/- square feet of end cap retail space. The space comes with a large outdoor storage yard. This space is ideal for a car repair shop, landscaping company, or any other retail that requires large outdoor storage space. The space is benefited by two large overhead doors and has ample on site parking.



Pad Site

There is an opportunity to lease a .25 to 1 +/- acre pad site. Market value pad site ground leases for the area range from \$55,000-\$75,000 annually. For our pro forma, we used \$60,000 annually. There is a strong national retailer presence in the area and a number of possibilities for an additional single or multi tenant building.



Property Photos



Property Photos



Property Photos



Property Aerials





SANFORD PLAZA FOR SALE \$5,500,000



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