



PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to acquire a soon to be vacant retail property in Presque Isle, Maine. Aaron's is paying rent through the remaining of there nearly 4 year term. The building consists of 6,748 square feet situated on a 1.15 acre lot. The site benefits from its location along Main Street in downtown Presque Isle and 5 minutes from Presque Isle International Airport. Neighboring tenants include Shell, Pats Pizza, McDonald's, Subway, Verizon, Walmart & more.

LOCATION DESCRIPTION

Presque Isle is the commercial center and largest city in Aroostook County, Maine, United States. The population was 8,797 at the 2020 Census. The city is home to the University of Maine at Presque Isle, Northern Maine Community College, Northern Maine Fairgrounds, the Aroostook Centre Mall,

OFFERING SUMMARY

Sale Price:	\$848,560
Annual Rent:	\$74,820
Lease End:	7/27/2027
Lot Size:	1.15 AC
Building Size:	6,748 SF

KASE ABUSHARKH

Founding Principal
925.348.1844
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CA DRE #01311211

SCOTT REID | PARASELL, INC.

ParaSell, Inc. - Broker
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In Association with ParaSell, Inc. | A Licensed
Maine Broker #AC90603332

LOCATION MAP

10 DAVIS STREET
PRESQUE ISLE, ME 04769



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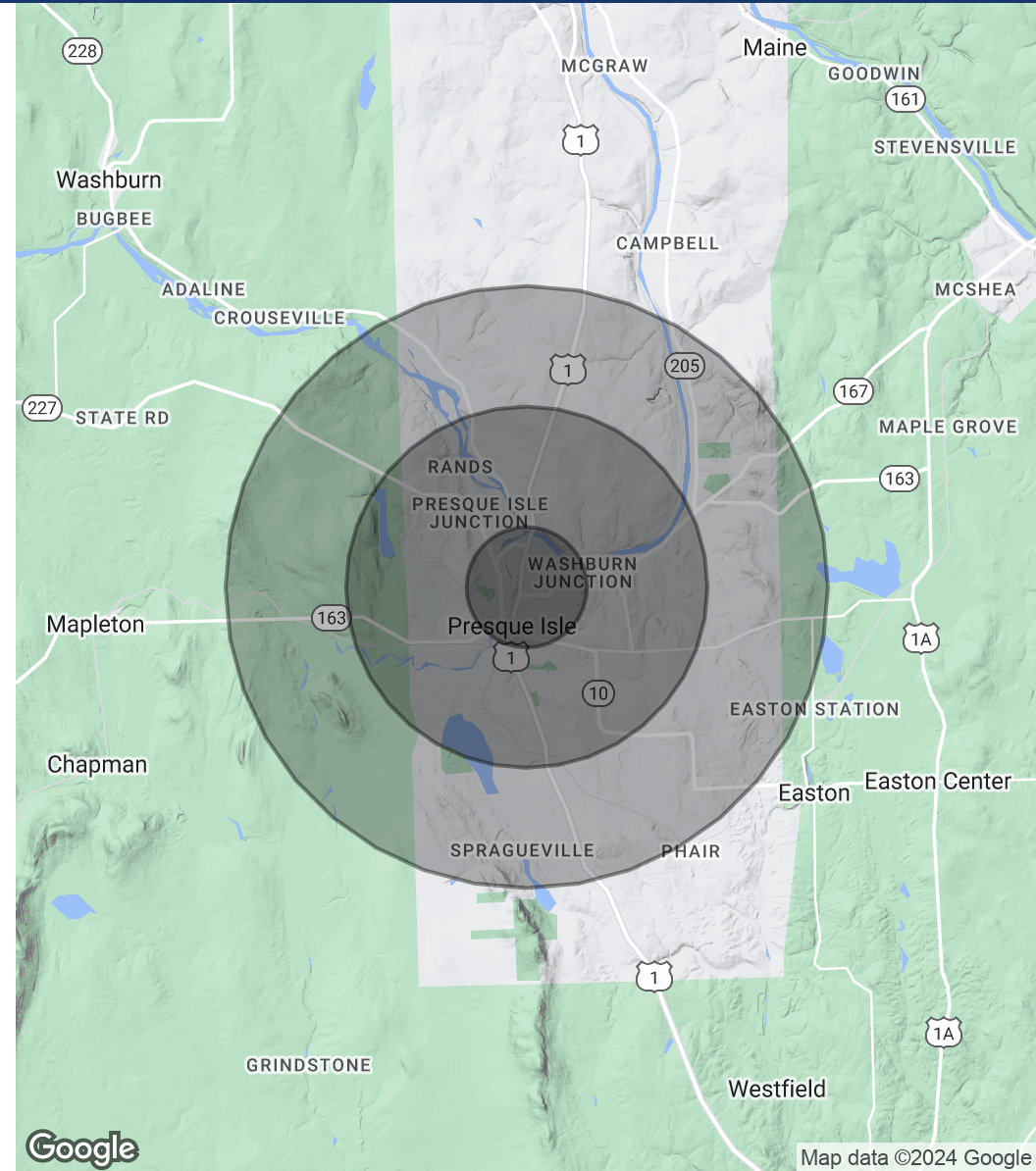
DEMOGRAPHICS

10 DAVIS STREET
PRESQUE ISLE, ME 04769

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,442	5,618	8,707
Average Age	41.2	43.7	42.4
Average Age (Male)	32.6	38.1	38.6
Average Age (Female)	45.3	49.8	46.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	776	3,102	4,656
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$32,287	\$45,921	\$50,537
Average House Value	\$79,620	\$99,610	\$111,954

2020 American Community Survey (ACS)



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