

FOR LEASE | RETAIL SPACE AT AIRPORT MALL

1129 UNION STREET, BANGOR, ME 04401



PROPERTY HIGHLIGHTS

- 975 - 6,000± SF of retail space available at the Airport Mall in Bangor and up to 3,000± SF pad site
- This 229,241± SF retail center, anchored by Hannaford, includes several national retailers such as Ocean State Job Lots, Urban Air Adventure Park, Dollar Tree and Marshalls.
- Ideal location just 1 mile from Exit 184 of the Maine Turnpike, and 1 mile from the Bangor International Airport.
- Abundant on-site parking
- Lease rates negotiable. Contact listing brokers for details.



THE BOULOS COMPANY IS
PLEASED TO REPRESENT:

BRIDGE33

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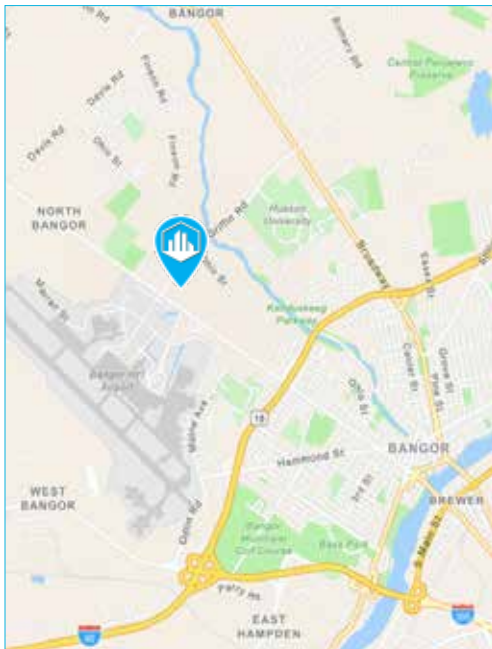
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PROPERTY DETAILS

OWNER OF RECORD	B33 Bangor II, LLC
ASSESSOR'S REF	Map R24, Lot 1
BUILDING SIZE	229,241± SF
YEAR BUILT	1969; renovations 1979, 1993 & 2020
LOT SIZE	22.44± Acres
ZONING	Shop & Personal Service (S&PS)
AVAILABLE SPACE	In-line Space - 975 - 6,000± SF Pad Site - Up to 3,000± SF
UTILITIES	Municipal water and sewer
HVAC	Gas-fired, roof-top units
SPRINKLER	Yes
SIGNAGE	Street pylon and building signage
PARKING	1,153± spaces on-site in common with other tenants
LEASE RATE	Contact listing brokers
NNN EXPENSES	\$4.10/SF

BANGOR DEMOGRAPHICS (5 Mile Radius)



KEY FACTS		EDUCATION																															
47,018 Population	41.4 Median Age	3.8% No High School Diploma	25.5% High School Graduate																														
2.1 Average Household Size	\$57,160 Median Household Income	30.3% Some College/ Associate's Degree	40.4% Bachelor's/Grad/ Prof Degree																														
BUSINESS		EMPLOYMENT																															
3,106 Total Businesses	50,518 Total Employees	63.0% White Collar	16.4% Blue Collar																														
		20.6% Services	3.4% Unemployment Rate																														
INCOME		2023 Households by income (Esri) The largest group: \$50,000 - \$74,999 (17.6%) The smallest group: \$200,000+ (6.3%)																															
\$57,160 Median Household Income	\$38,566 Per Capita Income	<table border="1"> <thead> <tr> <th>Indicator▲</th> <th>Value</th> <th>Diff</th> </tr> </thead> <tbody> <tr> <td><\$15,000</td> <td>15.8%</td> <td>+1.5%</td> </tr> <tr> <td>\$15,000 - \$24,999</td> <td>8.8%</td> <td>+0.5%</td> </tr> <tr> <td>\$25,000 - \$34,999</td> <td>9.1%</td> <td>+0.3%</td> </tr> <tr> <td>\$35,000 - \$49,999</td> <td>9.8%</td> <td>-0.9%</td> </tr> <tr> <td>\$50,000 - \$74,999</td> <td>17.6%</td> <td>0</td> </tr> <tr> <td>\$75,000 - \$99,999</td> <td>10.7%</td> <td>-1.4%</td> </tr> <tr> <td>\$100,000 - \$149,999</td> <td>15.2%</td> <td>-1.0%</td> </tr> <tr> <td>\$150,000 - \$199,999</td> <td>6.7%</td> <td>-0.3%</td> </tr> <tr> <td>\$200,000+</td> <td>6.3%</td> <td>+1.2%</td> </tr> </tbody> </table>		Indicator▲	Value	Diff	<\$15,000	15.8%	+1.5%	\$15,000 - \$24,999	8.8%	+0.5%	\$25,000 - \$34,999	9.1%	+0.3%	\$35,000 - \$49,999	9.8%	-0.9%	\$50,000 - \$74,999	17.6%	0	\$75,000 - \$99,999	10.7%	-1.4%	\$100,000 - \$149,999	15.2%	-1.0%	\$150,000 - \$199,999	6.7%	-0.3%	\$200,000+	6.3%	+1.2%
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\$78,895 Median Net Worth		Bars show deviation from Penobscot County																															

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SITE PLAN

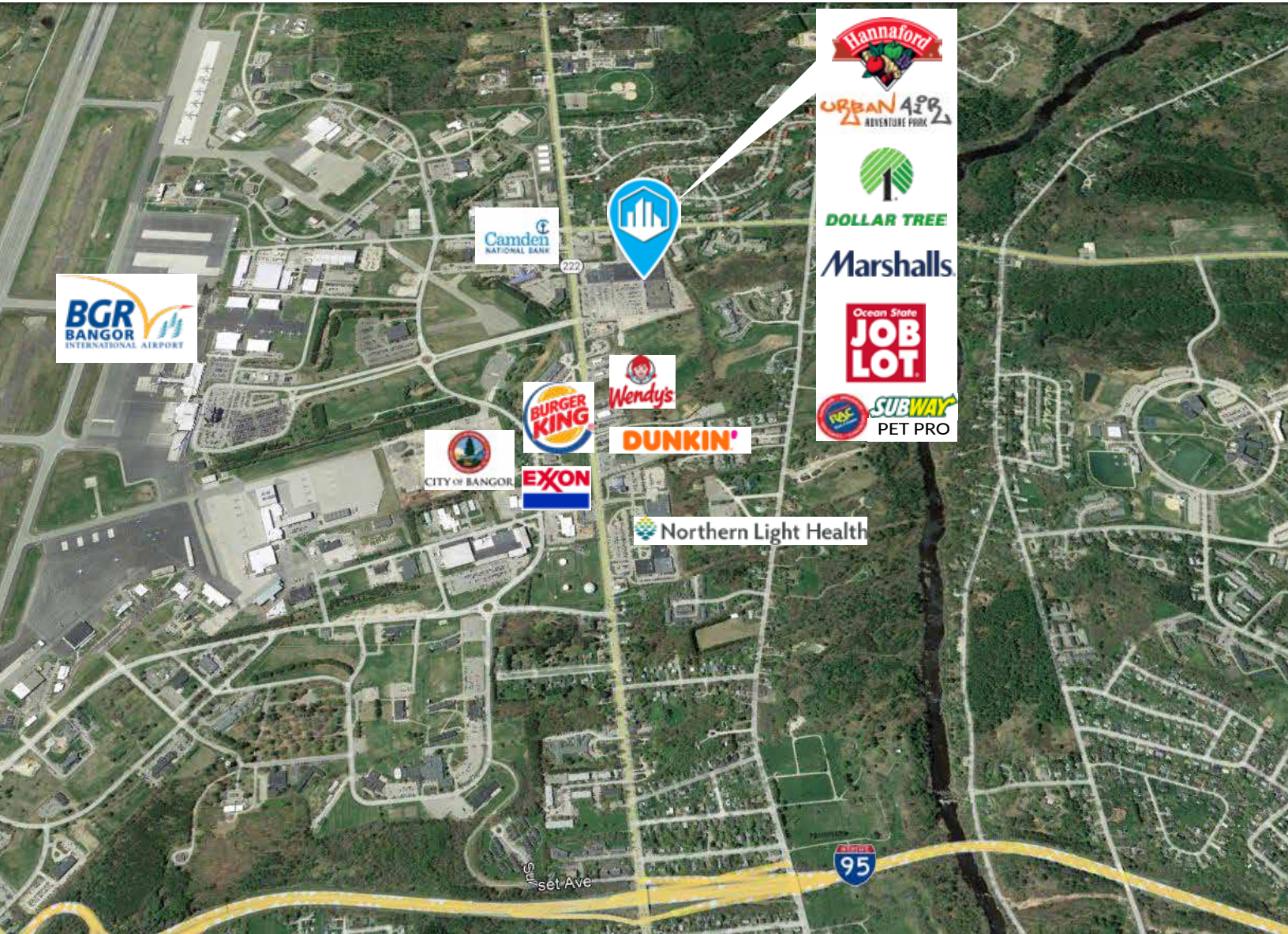


PHOTOS



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