

FOR SALE | SINGLE-TENANT NET LEASED PROPERTY

2 WEST BROADWAY, LINCOLN, ME 04457



PROPERTY HIGHLIGHTS

- 12,967± freestanding building leased to Walgreens (NASDAQ: WBA)
- Leased through October 31, 2027
- Features a drive-thru, excellent signage
- Located at a lighted intersection in the heart of Lincoln's retail district

SALE PRICE: \$1,537,237 (8% Cap)



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PROPERTY DETAILS

OWNER	Lincoln Management, LLC
REGISTRY OF DEEDS	Book 6334, Page 217
ASSESSOR'S REF	Map 137, Lot 018
BUILDING SIZE	12,967± SF
LOT SIZE	3.2± AC
YEAR BUILT	1998
HVAC	Propane-fired rooftop units
UTILITIES	Public water/sewer
SPRINKLERS	Yes
PARKING	50± paved on-site parking spaces
SIGNAGE	On building and roadside pylon
ROAD FRONTAGE	499'±
TRAFFIC COUNTS	14,420 AADT 2018
ACCESS	From West Broadway and Enfield Road
ZONING	Commercial Zone 2
AREA BUSINESSES	High Tech Auto, Lincoln House of Pizza, Timberhouse Restaurant, Marden's, and many others
CAP RATE	8%
SALE PRICE	\$1,537,237





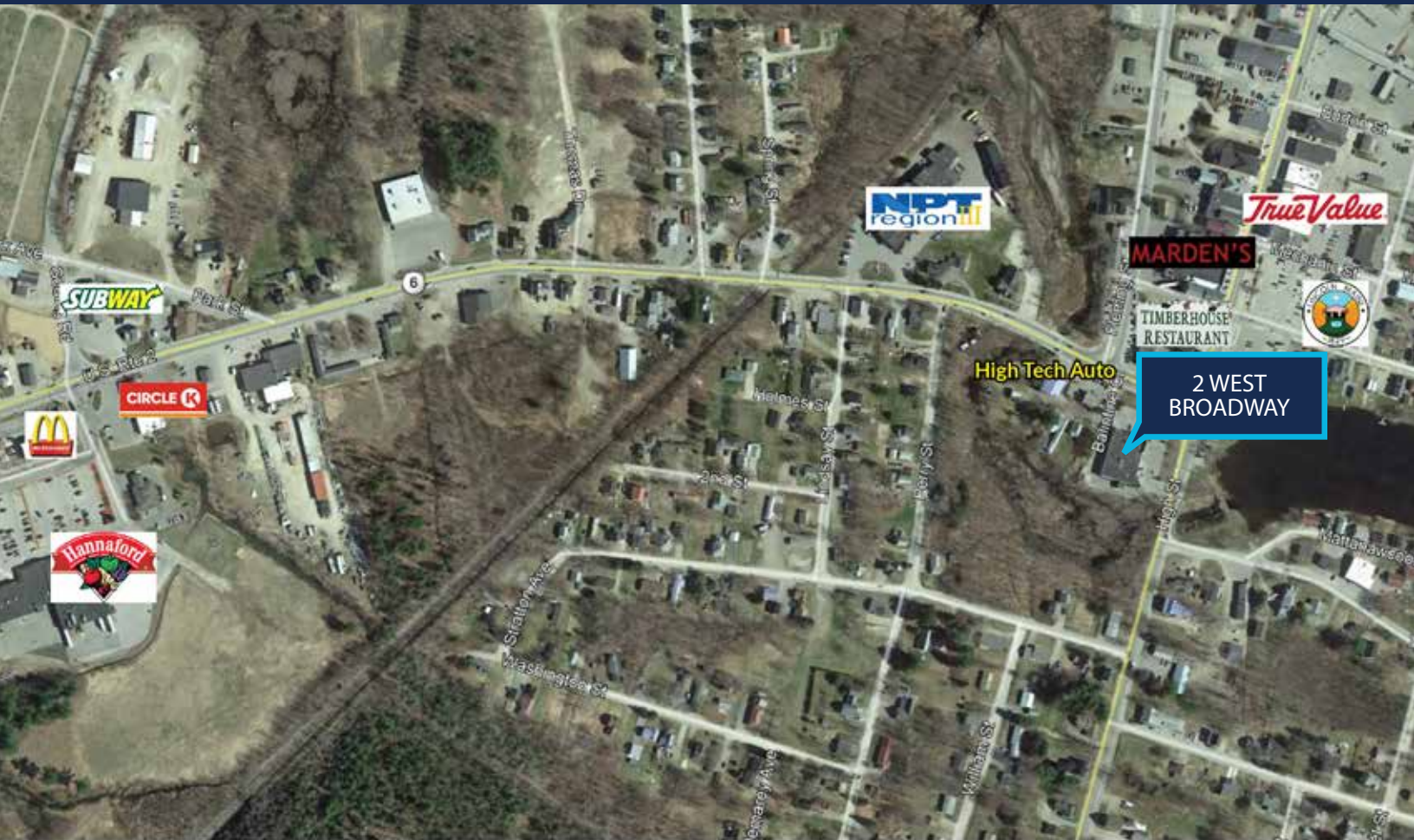
LEASE ABSTRACT

TENANT:	Walgreen Eastern Co. Inc.		
LANDLORD:	Lincoln Management Limited Liability Company		
LEASED PREMISES:	11,180 SF		
LEASE TERM:	Lease expires October 31, 2027		
COMMENCEMENT:	November 1, 2022		
ORIGINAL COMMENCEMENT:	December 31, 1997		
LEASE RATE:	\$10,248.33/month \$122,979.96/year \$11.00/SF NNN		
OPTION TERMS:	November 1, 2027 - October 31, 2032	\$134,160/year	\$11,180/month
	November 1, 2032 - October 31, 2037	\$145,340/year	\$12,111/month
	November 1, 2037 - October 31, 2042	\$156,520/year	\$13,043/month
LANDLORD COSTS:	Landlord responsible for roof and structure		



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CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.