

FOR LEASE



HOBBY LOBBY PLAZA OUTPARCEL

65 MT. AUBURN AVENUE
AUBURN, ME 04210

PROPERTY HIGHLIGHTS

- Retail development site anchored with a free-standing 55,000± sf Hobby Lobby, and an outparcel pad occupied by Kay Jewelers and Mattress Firm.
- Located across from the Auburn Mall and surrounded by such retailers as Walmart, Lowes, Kohl's, Home Depot and BJ's, among others.
- Building 3 pad site can host a number of uses including:
 - > 3,300± SF restaurant or bank building with drive-thru
 - > 4,800± SF retail building without a drive-thru
 - > 15,000± SF office or medical office building
- Land Lease or Build-to-Suit options available.

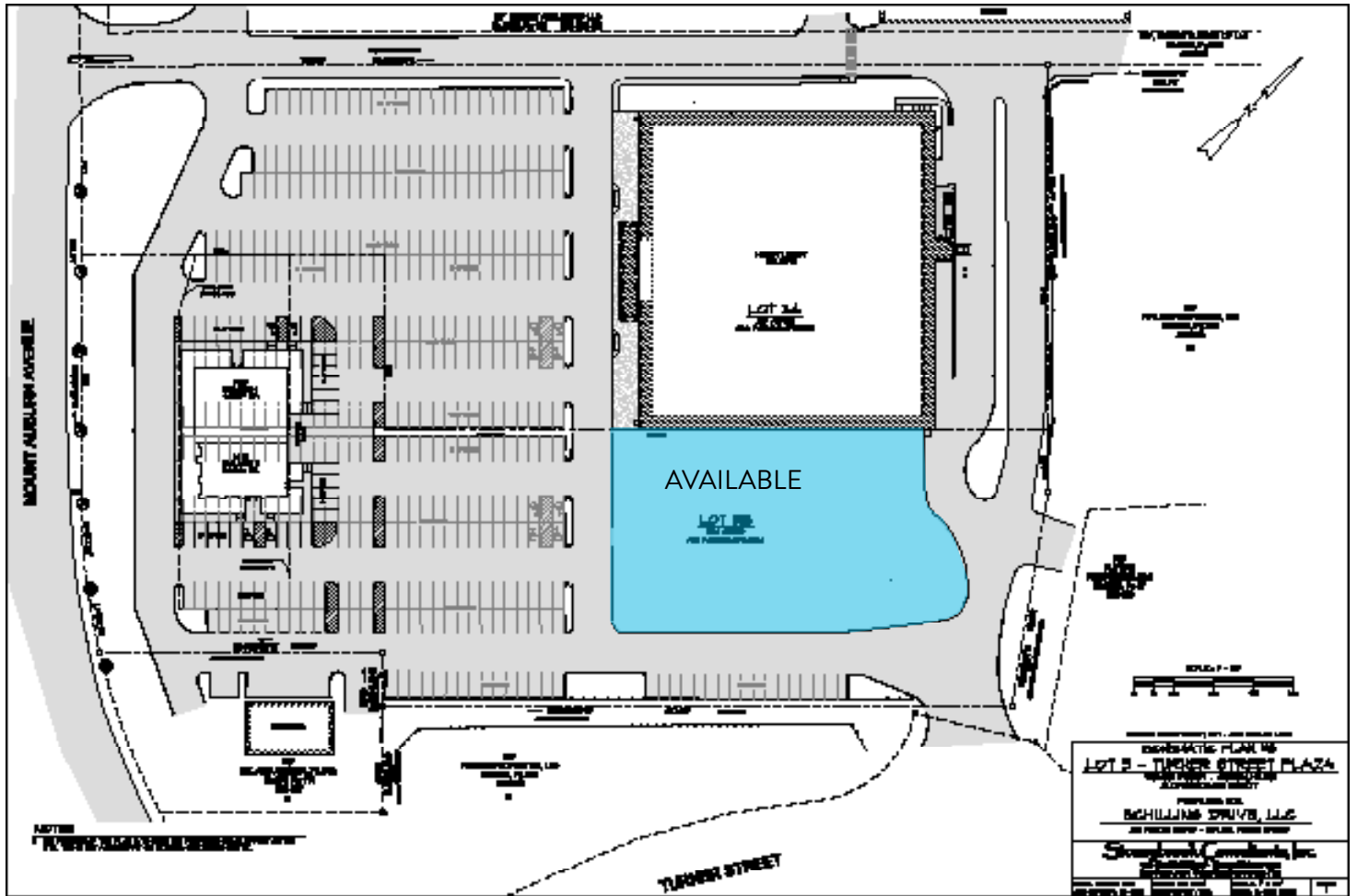


PROPERTY DETAILS

DEVELOPMENT SITE	3.9± Acres
ASSESSOR'S REFERENCE	280-006
CURRENT RETAILERS	Hobby Lobby, Mattress Firm, Kay Jewelers
AVAILABILITY	Development potential includes: <ol style="list-style-type: none">1. 3,300± SF restaurant/bank with drive-thru2. 4,800± SF retail building without drive-thru3. 15,000± SF office or medical office building
ZONING	GB - General Business Allows a host of uses including retail, restaurant, office, medical office and apartments (housing) - all subject to City approvals.
SIGNAGE	Signage is available at the roadside pylon as well as on building facade.
TRAFFIC COUNT	19,810 (AADT)
LAND LEASE RATE	\$75,000/yr NNN
BUILD-TO-SUIT LEASE RATE	Negotiable dependent on construction cost and lease terms.



SITE PLAN



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Situated along the Androscoggin River, Auburn is conveniently located in Southwest Maine, across from the State's second largest city of Lewiston. Auburn is only 32 miles north of Portland and 2 hours from Boston.

Geographically, Auburn's location is a wonderful bonus with a mere 45-minute drive to pristine snow covered mountains or breathtaking coastal Maine. As an additional convenience, the Portland International Jetport and the Downeaster (Amtrak to Boston) are also a 45-minute drive away.

Interstate access to the area is provided via Exits 78, 80 and 86 off the Maine Turnpike. The area is also served by a well-equipped general aviation airport in Auburn and by two of the state's major rail lines; Maine Intermodal Transportation and Guilford Railways.

The Lewiston/Auburn area is a thriving job market offering world-class healthcare and an endless amount of outdoor activities. Notable employers include Central Maine Medical Center, Bates College, The Sun Journal, Country Kitchen Bakery, TD Bank, McKesson Healthcare and Geiger Brothers to name but a few.

The Twin Cities are a vibrant community and the economic engine of the Central Maine area.

AREA DEMOGRAPHICS (2022)

5 MILES

10 MILES

15 MILES

Population

57,560

91,656

130,517

Median Age

40.2

42.0

42.7

Number of Households

23,836

37,465

53,196

Average Household Income

\$76,928

\$84,404

\$88,533

CONTACT
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