

# 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)



  
**THE BOULOS**  
**COMPANY**  
COMMERCIAL REAL ESTATE

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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, Timberhouse Restaurant, Marden's, Lincoln House of Pizza and many others
SALE PRICE	\$1,537,237
CAP RATE	8%



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## LEASE ABSTRACT

<b>TENANT:</b>	Walgreen Eastern Co. Inc.		
<b>LANDLORD:</b>	Lincoln Management Limited Liability Company		
<b>LEASED PREMISES:</b>	11,180 SF		
<b>LEASE TERM:</b>	Lease expires October 31, 2027		
<b>COMMENCEMENT:</b>	November 1, 2022		
<b>ORIGINAL COMMENCEMENT:</b>	December 31, 1997		
<b>LEASE RATE:</b>	\$10,248.33/month \$122,979.96/year \$11.00/SF NNN		
<b>OPTION TERMS:</b>	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
<b>LANDLORD COSTS:</b>	Landlord responsible for roof and structure		



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## CONTACT US



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