

# RETAIL/OFFICE SPACE FOR LEASE



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## MOUNT BLUE SHOPPING CENTER

640 WILTON ROAD—FARMINGTON, MAINE



**PROPOSED NEW FACADE**



**EXISTING CONDITION**

**LOCATION:**

640 Wilton Road, Farmington, Maine

**GLA FOR CENTER:**

96,893+/- sf (includes office space not shown on attached)

**SQUARE FOOTAGE AVAILABLE:**

- Up to 36,000+/- retail space (former Bob's Discount) (Subdivision possible—see listing broker for details)
- 4,000+/- sf—Former County Correctional Alternatives—Office/Retail
- 5,000+/- sf—Currently Movie Gallery—Retail/Rest/Bank Outparcel

**LEASE RATE:**

\$ 10.00-12.00/sf NNN—depending on lease structure  
Net charges to be determined—estimated at \$1.60/sf

**SALE PRICE:**

\$ 2,875,000

**MAJOR TENANTS:**

Sears, US Cellular, Aubuchon Hardware, Save A Lot, Family Dollar, Dunkin Donuts, Bangor Savings Bank, & Colortyme

**DEMOGRAPHICS:**

<b>2000 CENSUS:</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
POPULATION:	4,342	10,690	20,082
AVERAGE HOUSEHOLD INCOME:	\$ 36,009	\$ 37,994	\$ 39,292

**PARKING SPACES:**

Ample one site parking provided in common with other tenants

**DIRECTIONS:**

**From the Bangor Area/North:** Follow I-95 South to Route 100 (Exit 157) to Route 2 South (toward Newport/Sugarloaf. Follow Route 2 (Main Street) and Route 2 South/201 South to Route 2/201A/8/Main Street to Route 2 to Route 4/43/Main St. to Route 4/2 to Wilton Road.

**From the Portland Area/South:** Follow I-95 North to Route 8/11 North (Exit 112B) toward Augusta. Follow to Route 27/Route 2. Left to Route 4/2/43/Main Street. Follow to Route 4/2 to Wilton Road.

**LEASING CONTACT:**

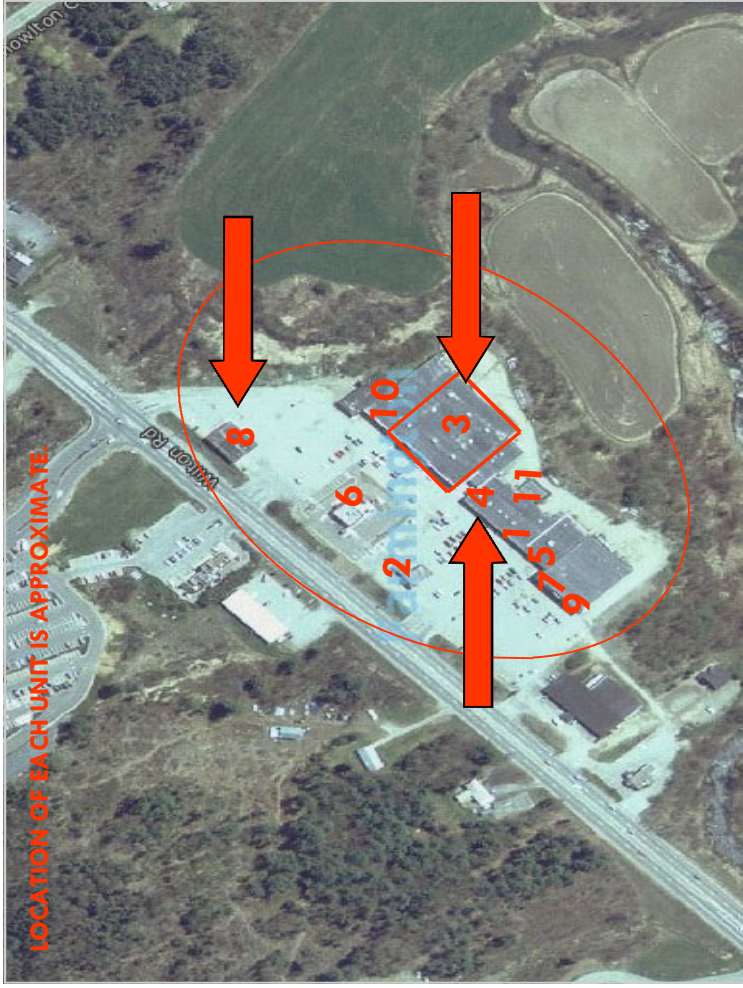
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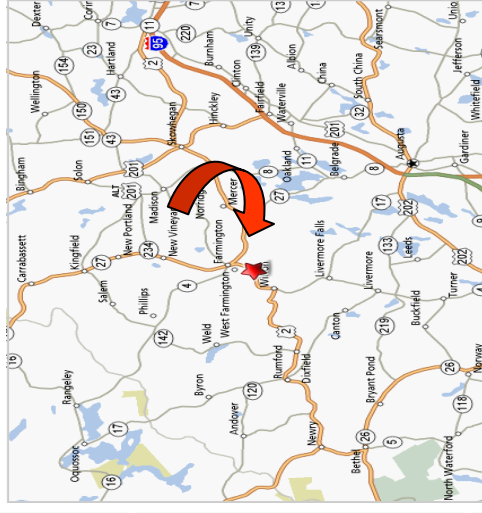
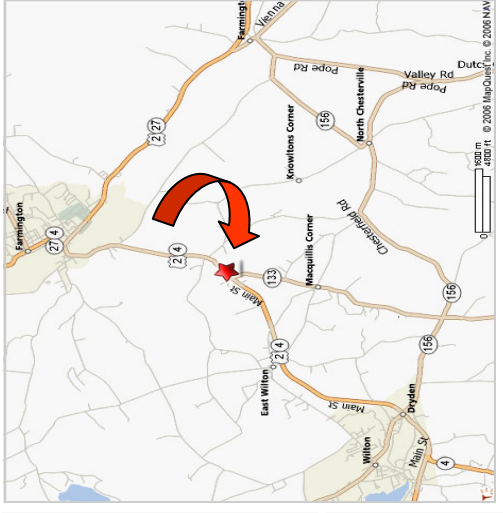
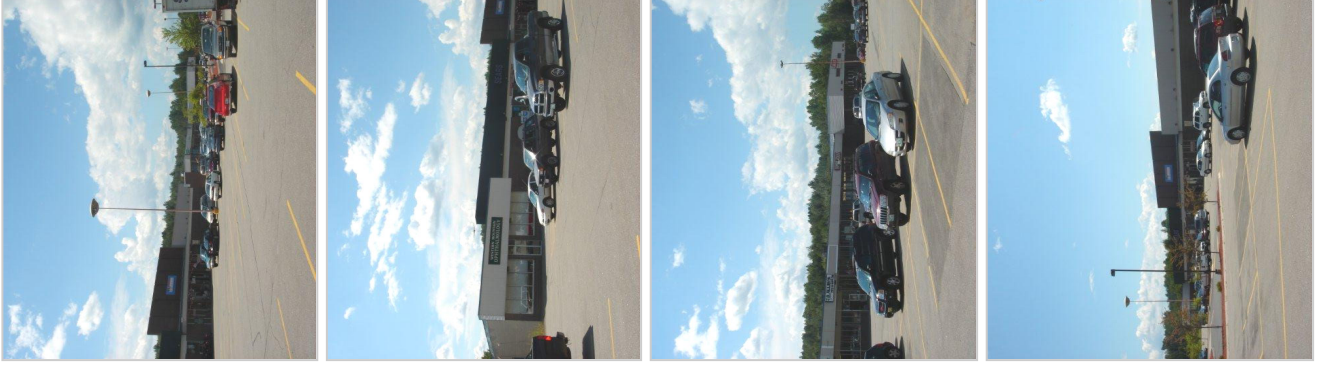
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# MOUNT BLUE SHOPPING CENTER FARMINGTON, MAINE



LOCATION OF EACH UNIT IS APPROXIMATE.



## SPACE NO: SQUARE FOOTAGE: RETAIL TENANT:

1	4,800 +/- sf (in line)	Aubuchon Hardware
2	1,250 +/- sf (outparcel)	Bangor Savings Bank
3	36,000 +/- sf (in line)	Former Bob's Discount <b>AVAILABLE</b>
4	3,000 +/- sf (in line)	Colorlyme
5	4,000 +/- sf (in line)	Comm. Corr. Alternatives <b>AVAILABLE</b>
6	3,000 +/- sf (outparcel)	Dunkin Donuts
7	7,150 +/- sf (in line)	Family Dollar
8	5,000 +/- sf (outparcel)	Movie Gallery <b>AVAILABLE</b>
9	17,807 +/- sf	Sav-A-Lot
10	10,570 +/- sf (in line)	Sears
11	2,000 +/- sf (in line)	US Cellular

## FOR MORE INFORMATION CONTACT:

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