

**GENDRON**

COMMERCIAL BOSTON

FOR SALE / FOR LEASE

## Walgreens Site Available!!



**83 Hospital Street  
Augusta, Maine**

Portland, Maine

• Boston, Massachusetts

• New York, New York

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## PROPERTY DATA SHEET

Walgreens Drug Store Site Available for Sale or Lease!

Property Address:

83 Hospital St. Augusta, ME

Description:

Subject property is a net lease property available! The property has operated as a drug store for 22+ years! Located on Hospital Street in Maine's capital city of Augusta, the site surrounds numerous government office buildings, medical offices, residential development and more! Excellent opportunity for a dollar store, medical office space, government office space and more!

Walgreens Lease expires 9/5/2022.

\*Landlord has the option to terminate lease earlier than lease expiration date.

Current Walgreens Rent - \$202,300

Net Lease:

Landlord responsible for roof, structure and parking lot

Land Area:

2.09 AC

Building Area:

11,180 +/- SF

Remodel:

Building was remodeled in past 5 years, including new paving!

Year Built:

1997

Zone:

BP – Institutional/Business/Professional Subdistrict

Lease Term:

10 Years (Minimum)

Rental Rate:

\$25/PSF NNN

Sale Price:

\$3,500,000

**For More Information:**

John R. Gendron

*please call:*

Cell: 207-939-8500 or johngendron@me.com

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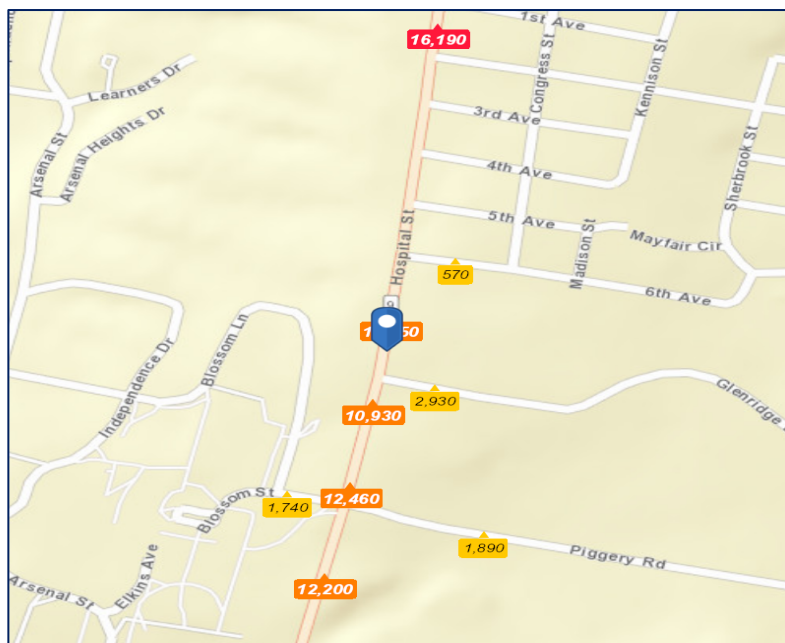
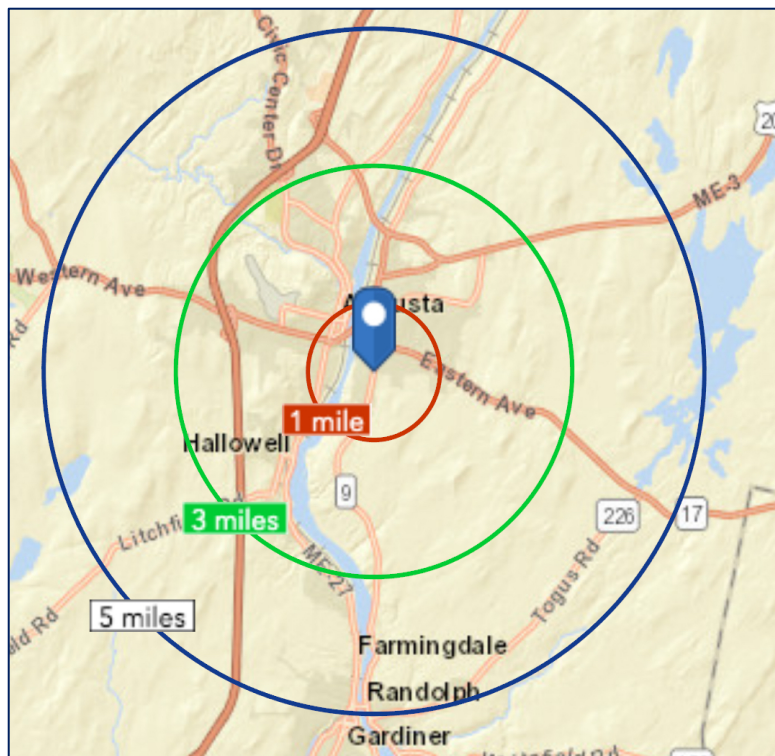


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## 83 Hospital St. Augusta, Maine

### Demographics



#### Demographic:

Mile 1 – 4,857

Mile 3 – 17,114

Mile 5 – 27,345

#### Median-Income:

Mile 1 - \$35,281

Mile 3 - \$40,978

Mile 5 - \$45,337

#### Average Daily Traffic Count:

**13,060**

*For More Information:*

*John R. Gendron, CCIM*

*207-939-8500 or [johngendron@me.com](mailto:johngendron@me.com)*

Portland, Maine

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## 83 Hospital St. Augusta, Maine

### Competition Map



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## 83 Hospital St. Augusta, Maine

### Close Up Trade Area

State of Maine office building Complex:  
Corrections Dept., Geological Survey, Maine  
Labor Relations Board, Parks & Lands Bureau,  
Environmental Protection Dept., Eastside  
Wellness Center, Bureau of Agriculture, Maine  
Board of Pesticides Control, Maine Dept of  
Marine Resources and more!

  
**Subject Property**

**Baptist Church**

**Medical Building:  
Maine Medical Group &  
Kennebec Internal Medicine**

**Maine General Rehabilitation**

**Maine DMV  
Headquarters**

**Residential Condo Development**

**Medical Building: Hearing  
Healthcare, Capital Family  
Practice & Rodger Hall MD**

**Riverview Psychiatric Center**

**Maine State CU**

Image Landsat

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