

# 35 BRIDGE STREET - GARDINER

## RETAIL/COMMERCIAL SPACE FOR SUBLEASE



**SPACE TYPE:** RETAIL/COMMERCIAL

CONVENIENT INTOWN GARDINER LOCATION

**SPACE SIZE:** 2,200+/-SF

JOIN SUBWAY, DUNKIN DONUTS AND EMERY'S MEAT & PRODUCE

**ZONING:** IT - INTOWN COMMERCIAL

ABUTTING HANNAFORD PLAZA

**SIGNAGE:** PYLON AND ON BUILDING

LARGE OPEN SPACE WITH GREAT POTENTIAL

**PARKING:** LARGE SHARED PARKING LOT

**LEASE RATE: \$9.40-\$10/SF NNN**



For more information contact:  
**DENNIS WHEELOCK**  
207-242-5588  
dwheelock@balfourcommercial.com  
www.balfourcommercial.com



<b>OWNER</b>	Daniel Bailey		
<b>SPACE TYPE</b>	Retail/Commercial		
<b>TOTAL BUILDING SIZE</b>	10,672 +/- SF		
<b>SPACE BREAKDOWN</b>	<b>SIZE</b>	<b>SUBLEASE RATE</b>	<b>FLOOR</b>
	2,200+/- SF	\$9.40-10/SF NNN	Street Level
<b>ESTIMATED NNN FEES</b>	TBD (estimated 22% of CAM cost)		
<b>ZONING</b>	IT - Intown Commercial		
<b>STREET FRONTAGE</b>	177+/- Ft		
<b>YEAR BUILT</b>	1968		
<b>PARKING</b>	Plenty of parking in shared lot		
<b>SIGNAGE</b>	On building and pylon		
<b>TRAFFIC COUNT</b>	7,790 AADT14		
<b>UTILITIES</b>	<b>TYPE</b>	<b>PAID BY</b>	
<b>ELECTRICITY</b>	Circuit Breakers	Tenant	
<b>SEWER</b>	Public	Tenant	
<b>WATER</b>	Public	Tenant	
<b>HEAT SYSTEM</b>	Forced Hot Air	Tenant	
<b>HEAT FUEL</b>	Gas	Tenant	
<b>ANCHOR TENANTS</b>	Dunkin Donuts, Subway, Emery's Meat & Produce		

### OVERVIEW

2,200+/- SF available for sublease in the bustling retail area of Gardiner. The large open space was formerly used as a fitness center, but can accommodate many another type of retail/service business. Anchor tenants are Subway, Dunkin Donuts, and Emery's Meat and Produce. Plenty of parking in a convenient location abutting Hannaford.

Centrally located in the heart of Maine and at the confluence of I-95 and I-295, the city of Gardiner offers history, convenience, and a wealth of shopping and outdoor activities to visitors seeking arts and entertainment, scenic recreational trails, a waterfront park and boat launch on the tidal Kennebec River. Gardiner is an unspoiled, authentic New England community with a historic downtown, and is located within hours of Maine's famous coast and mountain regions, and less than an hour's drive from Portland. Come see for yourself and experience Maine's best kept secret.

## **Advancing our economic and community development**

Historic downtown Gardiner underwent major revitalization in the 1980s with emphasis on retaining and updating the city's exceptional architecture while making public-friendly infrastructure improvements. Results from recent comprehensive market research provided city planners with new, vital information enabling Gardiner to implement the next phase of revitalization and development. Specific actions include structural and streetscape enhancements, promoting public/private partnerships with existing and new businesses, The creation of Enterprise Zones for downtown and business park development, creating open spaces for public access, and developing the new 140-acre Libby Hill Business Park.

## **Central Maine Never Looked Better**

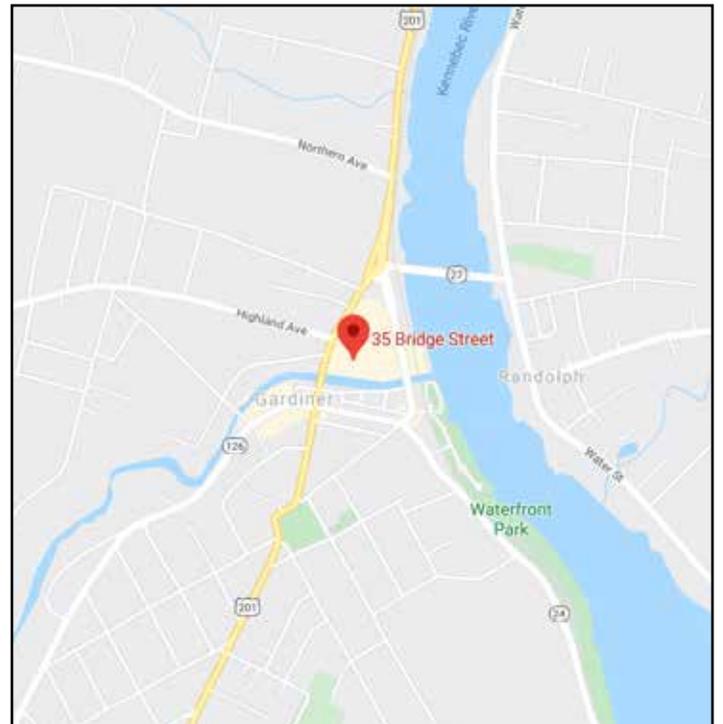
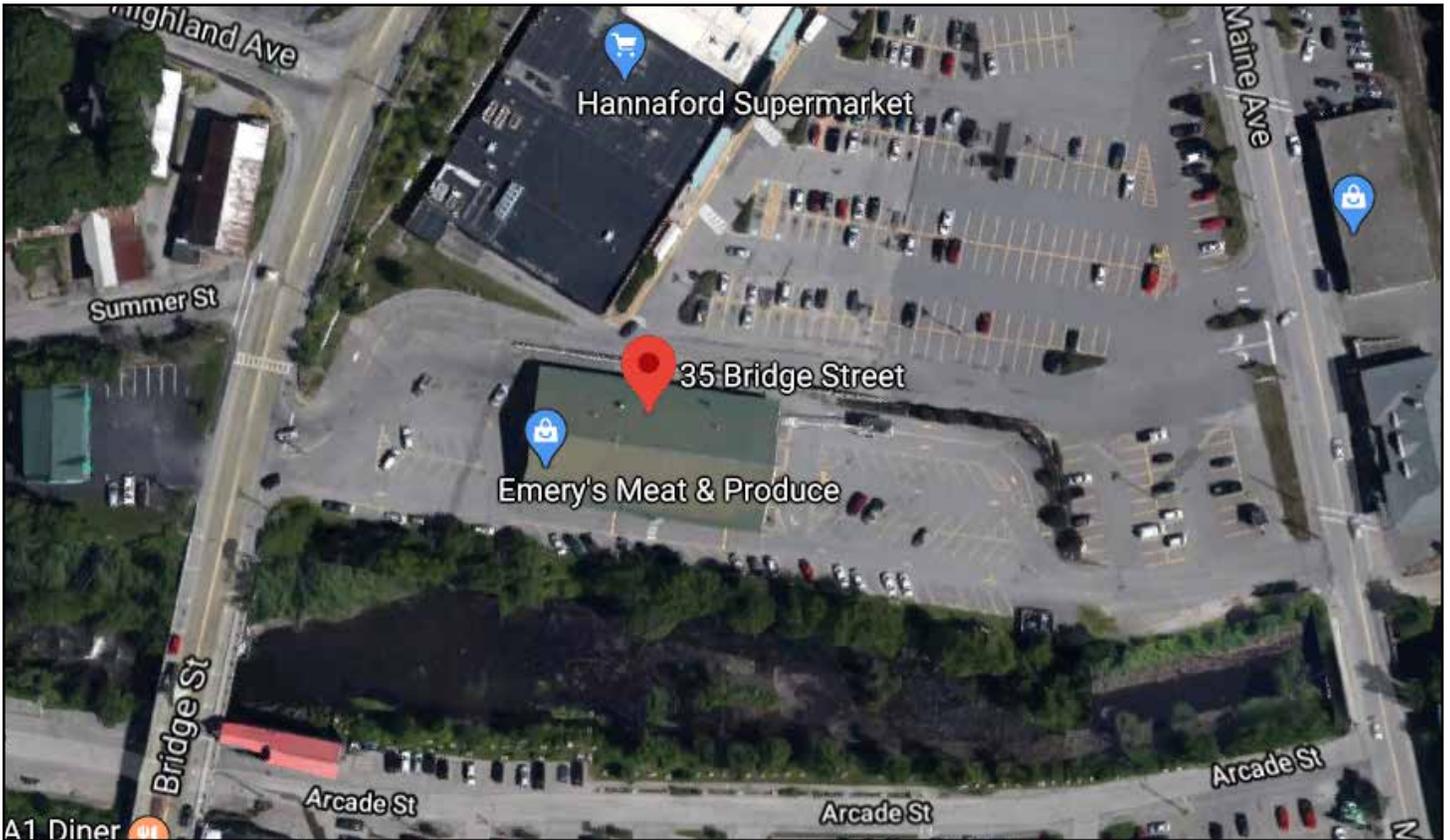
Gardiner is characterized by a thriving, forward thinking community complemented by the essence of country living. This diversity makes Gardiner an ideal place for business, living and recreating. A short drive (or boat ride) away is Maine's famous coast and mountain region. These factors, combined with the city's close proximity to the Kennebec River and the Cobbosseecontee Stream, direct access to I-95, I-495 and Route 201, and our central location with access to 75% of Maine's year-round population within a 50-mile radius give Gardiner a clear advantage.

## **An ideal place to grow your business**

Gardiner exemplifies leadership in economic and community development. The City of Gardiner, working with the Gardiner Board of Trade, area businesses, and local financial institutions has created several programs designed to assist businesses with:

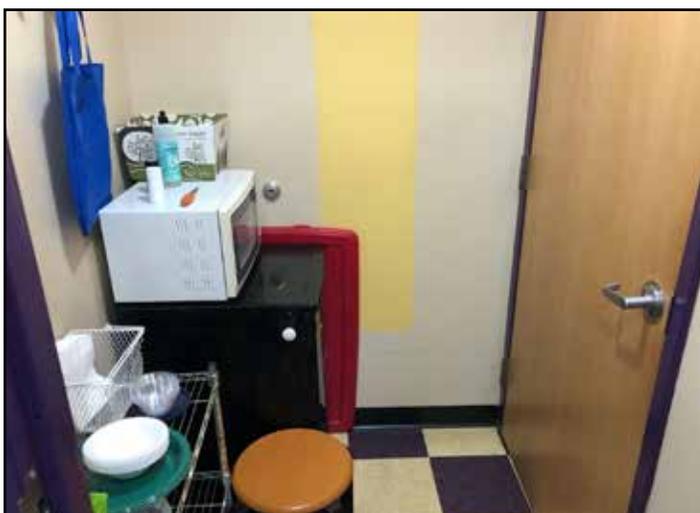
- Site location, planning, and development costs
- Special financing programs
- Revolving loan fund
- Loan guarantee program
- Tax increment financing for designated zones (Libby Hill Business Park, Downtown Gardiner, Associated Grocers Business Park).

Information from: <https://www.gardinermaine.com/sites/gardinerme/files/uploads/download.pdf>



50 Sewall St. - Portland, Maine 04102 • Tel. 207-879-9800- • [www.balfourcommercial.com](http://www.balfourcommercial.com)

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



50 Sewall St. - Portland, Maine 04102 • Tel. 207-879-9800- • [www.balfourcommercial.com](http://www.balfourcommercial.com)

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### *Right Now You Are A Customer*

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### *You May Become A Client*

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

#### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

### *Remember!*

*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

#### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

*To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*