

38 STARRETT DRIVE - BELFAST

BELFAST MALL MIXED USE SPACE FOR LEASE



SPACE TYPE: *RETAIL/WAREHOUSE/MIXED USE*

2 LOADING DOCKS/3 LOADING DOORS

SPACE RANGE: *7,000- 8,180+/- SF*

MULTIPLE CONFIGURATIONS POSSIBLE

ZONING: *RTE 3 COMMERCIAL DISTRICT*

JOIN SUBWAY, FAMILY PET CENTER & MORE

SIGNAGE: *ON BUILDING*

BUSY LOCATION ABUTTING HANNAFORD

PARKING: *50+ SPACES IN ON-SITE LOT*

LEASE RATES VARY - SEE PAGE 2



For more information contact:

ALEX PIRLECI or KIRK BUTTERFIELD

O: 207-879-9800

C: 207 239-6606

alex@balfourcommercial.com

kbutterfield@kw.com



OWNER	Retsof Enterprises LLC			
SPACE TYPE	Retail/Warehouse/Mixed-Use			
TOTAL BUILDING SIZE	30,240+/- SF			
SPACE BREAKDOWN	LEVEL	SF+/-	RATE	DATE AVAILABLE
SPACE B	First	8,180+/- SF	\$8/SF NNN*	11/1/2022
SPACE C-4	First	7,000+/- SF	\$6-\$12/SF MG	6/1/2022
CAM FEES FOR SPACE B	\$1.60/SF			
ZONING	Rt 3 - Route 3 Commercial District			
STREET FRONTAGE	120+/- ft on Linconville Ave , 118+/- ft on Starrett Dr			
PARKING DESCRIPTION	50-80 spaces in on-site parking lot			
SIGNAGE	On building			
TRAFFIC COUNT	6,690 AADT17			
UTILITIES	TYPE	PAID BY		
ELECTRICITY	Circuit Breakers	TBD		
SEWER	Public	TBD		
WATER	Public	TBD		
HEAT SYSTEM	Radiant; FHA	TBD		
HEAT FUEL	Oil; Propane	TBD		
ANCHOR TENANTS	Subway, Family Pet Center			
# LOADING DOCKS	2			
# LOADING DOORS	3			
CEILING HEIGHT	9 to 16 ft			

OVERVIEW

The Belfast Mall is located in the heart of a regional shopping area in Belfast. This former Sears property has a long term land lease and is adjacent to other national and local retailers including VIP, Dunkin Donuts, McDonald's, AutoZone, Walgreens, Renys, Tractor Supply, and Ocean State Job Lot. Current anchor tenants are Subway and Family Pet Center. The property offers ample shared parking and abuts Hannaford - the only major grocery store in the county. Major employers within a half mile of the property include Bank of America, Athena Health Inc, Maine Health, and On Process Technology. A new state-of-the art salmon farm is also in the works and the popular "Harbor Walk" is nearby. Whether new or relocating, this is an excellent location to set up your business.



Belfast is the county seat of Waldo County, the region's economic, governmental, and cosmopolitan hub. Visit for its thriving red-brick historic district, dynamic working waterfront, and more art galleries than any other Maine city its size.

An up-and-coming city situated on picturesque Penobscot Bay, Belfast still retains its authentic New England feel with a vibrant waterfront and an historic downtown. With a diversity of dining and lodging options to choose from, Belfast is well-suited to welcoming the many visitors who come here, whether it be to experience a festival, go on an outdoor excursion, take a gallery walk, or to see one of the many artistic performances that take place throughout the year. Belfast has something for everyone!

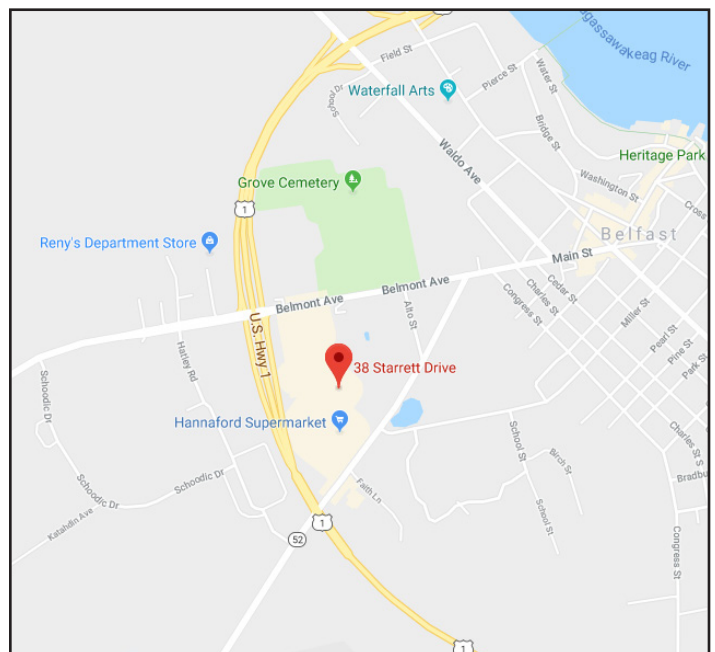
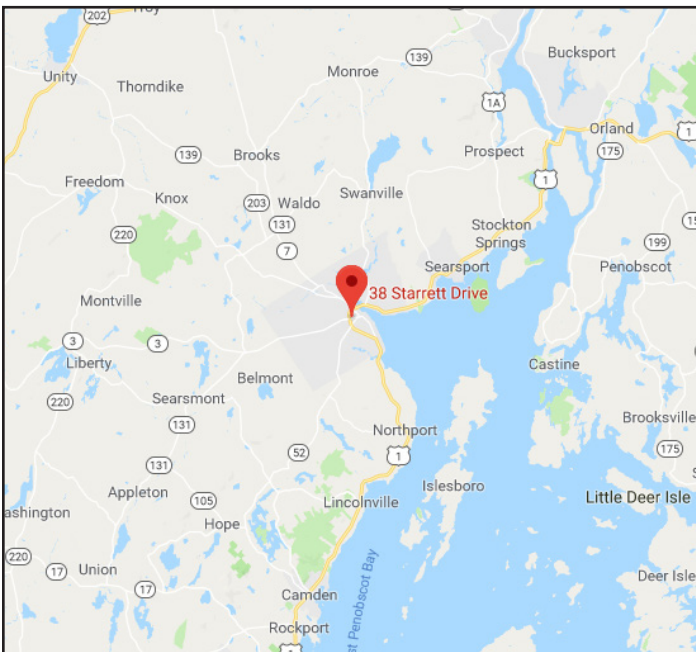


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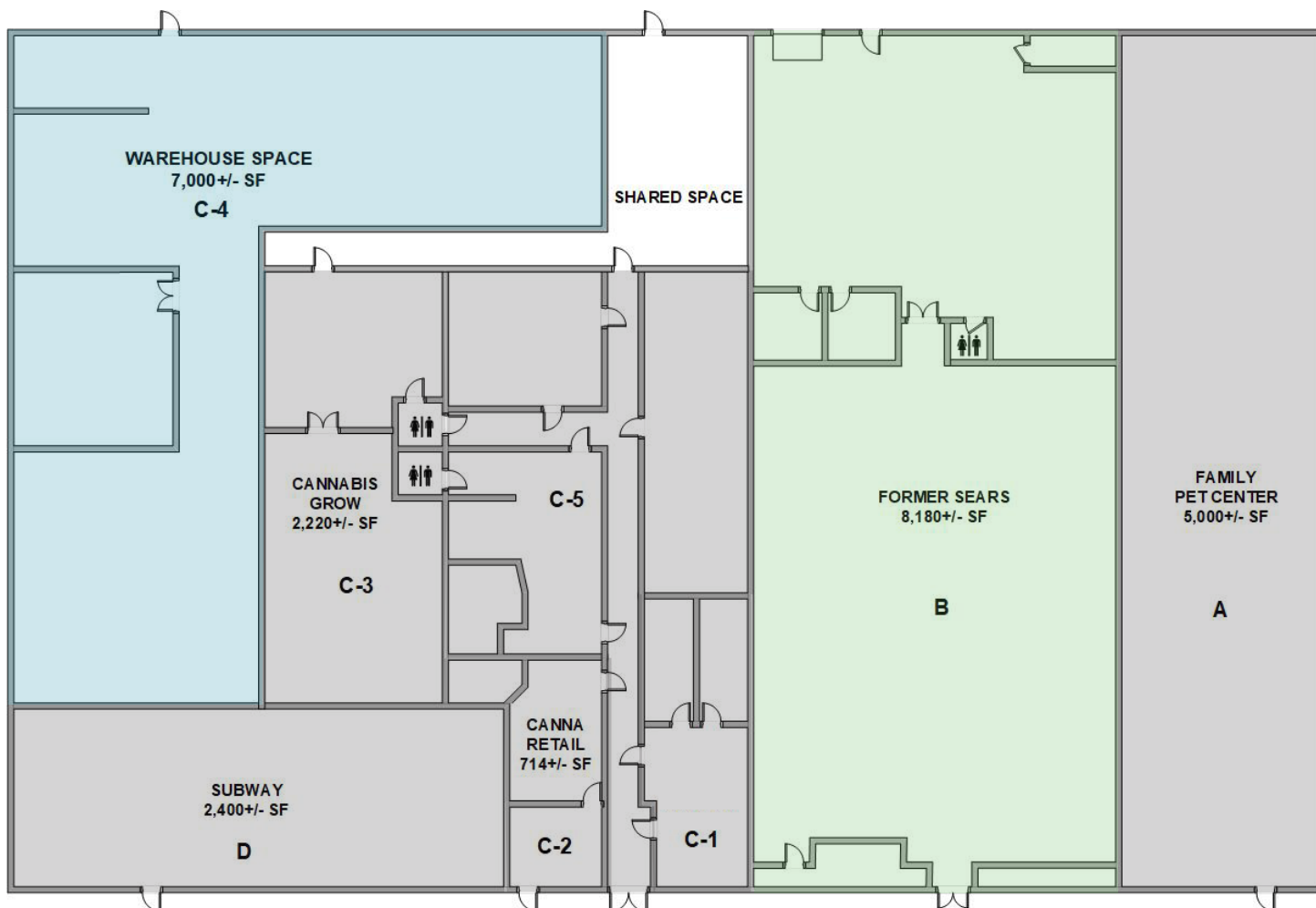


38 STARRETT DR - BELFAST LOCATION INFORMATION



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SPACE B	8,180+/- SF
SPACE C-4	7,000+/- SF
OCCUPIED/NOT AVAILABLE	

Note: This drawing is not to scale. It is for representational purposes only.

Belfast, ME 04915: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



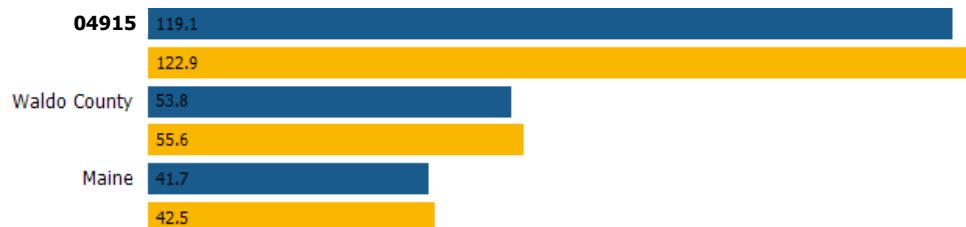
Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



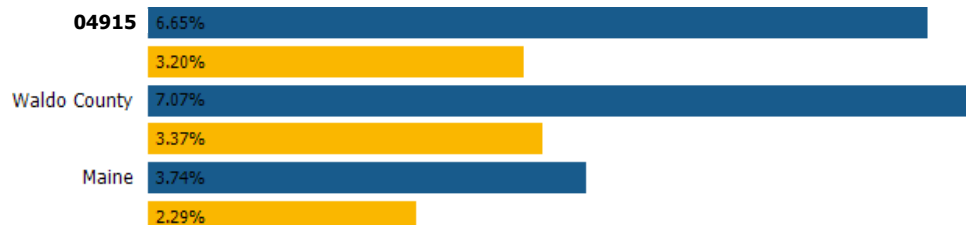
Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2020, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 04915



Belfast, ME 04915: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
 ■ 2025 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
 ■ 2025 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
 ■ 2025 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Belfast, ME 04915: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

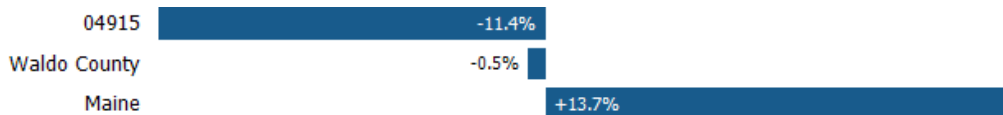


12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county and the state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



12 mo. Change in Median Listing Price

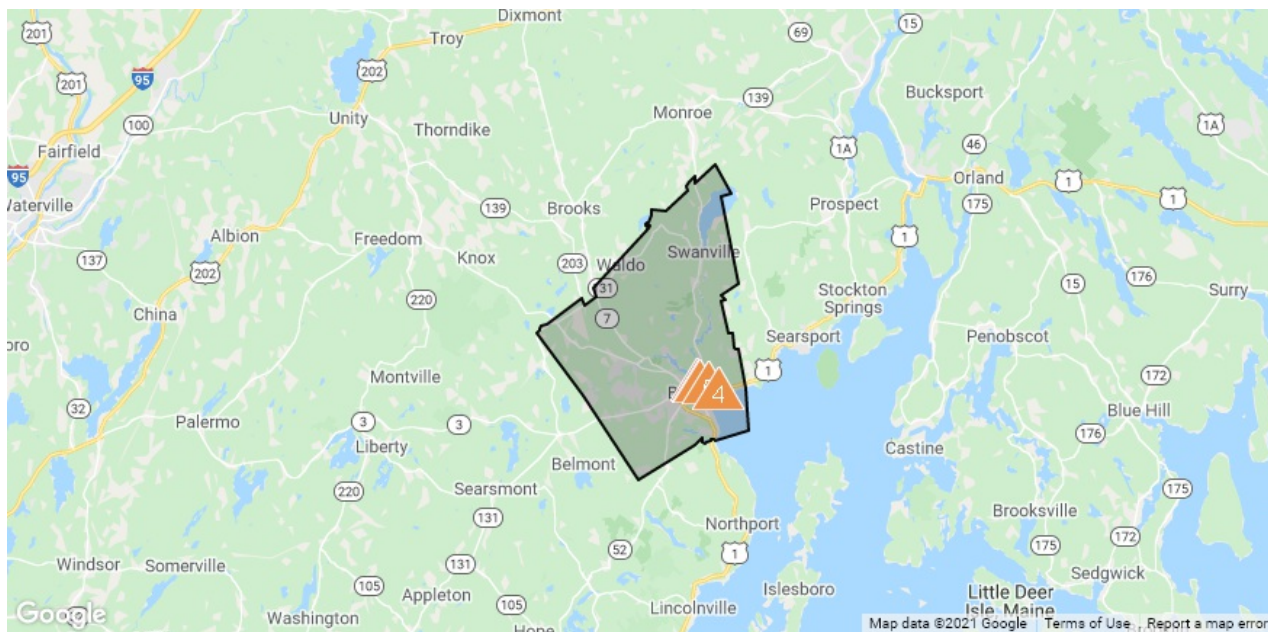
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

17,540

2018 Est. daily traffic counts

Street: 1
Cross: 141
Cross Dir: E
Dist: 0.04 miles

2

13,865

2018 Est. daily traffic counts

Street: Searsport Ave
Cross: Footbridge Rd
Cross Dir: NW
Dist: 0.04 miles

3

13,682

2018 Est. daily traffic counts

Street: Searsport Ave
Cross: 1
Cross Dir: W
Dist: -

4

13,564

2018 Est. daily traffic counts

Street: Searsport Ave
Cross: Old Searsport Ave
Cross Dir: NW
Dist: 0.01 miles

5

13,067

2018 Est. daily traffic counts

Street: Searsport Ave
Cross: Old Searsport Ave
Cross Dir: E
Dist: 0.04 miles

Historical counts

Year	Count	Type
2005	▲ 18,670	AA DT
2002	▲ 21,200	AA DT
1997	▲ 21,580	AA DT

Historical counts

Year	Count	Type
2005	▲ 13,000	AA DT
2002	▲ 15,010	AA DT

Historical counts

Year	Count	Type
2005	▲ 13,710	AA DT
1997	▲ 15,040	AA DT

Historical counts

Year	Count	Type
2005	▲ 12,610	AA DT
2002	▲ 14,350	AA DT
1997	▲ 13,250	AA DT

Historical counts

Year	Count	Type
2005	▲ 12,720	AA DT
2002	▲ 14,830	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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. Inactive licensees may not practice real estate brokerage.