

# FAMILY DOLLAR Boothbay Harbor, ME



- . Scenic / Waterfront Town
- . Multi-Tenant Property - 91% Occupied
- . Average HHI at 5-Mile Radius: \$92K+
- . Average Daily Traffic Count: 11K+
- . 37 Miles from Augusta, ME

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**MULTI-TENANT  
PROPERTY**



**185 Townsend Avenue - Boothbay Harbor, ME  
04538**

**Projected Gross  
Income:**

\$509,379

**Projected Operating  
Expenses:**

\$61,397.43

**Projected NOI:**

**\$447,981.57**

**Tenants:**

15 Tenants

**Building Size:**

45,879 SF

**Land Size:**

Approx. 5.04 Acres

**Parking:**

Adequate

**Demographics:**

Population:

1-MILE	3-MILE	5-MILE
1,777	4,360	6,564
\$51,474	\$59,772	\$61,002
\$80,081	\$90,208	\$92,099

Median Income:

Average Income:

## FAMILY DOLLAR

**PURCHASE PRICE: \$5,499,288**  
(CAP RATE 8.15%)



## CONTACT INFORMATION

**Gregory Fitzgerald**   
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www.tri-oak.com  
gfitz@tri-oak.com

ME Broker of Record #BA917401  
Timothy McClary  
Tomorrow Real Estate, Inc.

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# PROJECTED OPERATING STATEMENT TENANTS & LEASE TERMS

**FAMILY DOLLAR**  
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**(CAP RATE 8.15%)**

Tenant	Total SF	Suite	SF%	Tenant Since	Lease Expiration	Lease Renewals
Family Dollar	8,001	End Cap	17%	2012	01/31/2027	6 - 5-Year
Camden National Bank	2,025	Outparcel	4%	2011	04/30/2027	3 - 5-Year
Harbor Theater	3,039	Suite G	7%	2017	09/30/2023	1 - 3-Year
Rachel Higgins Salon	480	Suite N	1%	2014	Month-to-Month	None
Boothbay Region Health Care	2,088	Suite R	5%	2018	Month-to-Month	None
Boothbay House of Pizza	2,567	Suite E	6%	2016	12/31/2022	None
Pedego Bike Sales & Rentals	2,115	Suite B	5%	2022	04/30/2025	4 - 3-Year
Bangor Savings Bank	2,367	Suite A	5%	2022	2032	4 - 5-Year
Massage Therapy with Rick Gilde	615	Suite M	1%	2016	12/31/2025	None
St. Andrews Thrift Shop	6,300	Suite I & J	14%	2021	08/31/2026	None
Boothbay Health & Wellness Foundation	3,477	Suite P, L, & O	8%	2018	Month-to-Month	None
Osman Page, LLC	932	Suite Q	2%	2018	06/30/2022	None
H&R Block - Taxman, Inc.	1,035	Suite H	2%	2016	02/14/2027	None
Nathan's Wellness Pharmacy & Apothecary	3,274	Suite C	7%	2019	10/31/2028	None
Downeast Ice Cream Factory	2,034	Suite D	4%	2018	09/30/2026	None
Little Critters Day Care	1,530	Suite K	3%	2022	12/31/2025	4 - 3-Year
Available Space	4,000	Suite F	9%			
<b>TOTAL</b>	<b>45,879</b>					

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## PROJECTED RENT ROLL

**FAMILY DOLLAR**  
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Tenant	Annual Base Rent	Rent PSF	CAM, RE Tax & Insurance Reimburse	Gross Scheduled Income
Family Dollar	\$119,000	\$14.87	\$2,003	\$121,003
Camden National Bank	\$33,264	\$16.43	\$4,497	\$37,761
Harbor Theater	\$14,410	\$4.74	\$6,186	\$20,596
Rachel Higgins Salon	\$3,714	\$7.74	\$939	\$4,653
Boothbay Region Health Care	\$24,000	\$11.49	\$4,298	\$28,298
Boothbay House of Pizza	\$25,000	\$9.74	\$5,182	\$30,182
Pedego Bike Sales & Rentals	\$25,380	\$12.00	\$4,166	\$29,546
Bangor Savings Bank	\$47,340	\$20.00	\$4,662	\$52,002
Massage Therapy with Rick Gilde	\$6,000	\$9.76	\$1,225	\$7,225
St. Andrews Thrift Shop	\$50,400	\$8.00	\$12,348	\$62,748
Boothbay Health & Wellness Foundation	\$7,200	\$2.07	\$2,508	\$9,708
Osman Page, LLC	\$13,200	\$14.16	\$0.00	\$13,200
H&R Block - Taxman, Inc.	\$12,000	\$11.59	\$2,137	\$14,137
Nathan's Wellness Pharmacy & Apothecary	\$29,466	\$9.00	\$6,920	\$36,386
Downeast Ice Cream Factory	\$16,000	\$7.87	\$0.00	\$16,000
Little Critters Day Care	\$22,950	\$15.00	\$2,984	\$25,934
Available Space				
<b>TOTAL</b>	<b>\$449,324</b>		<b>\$60,055</b>	<b>\$509,379</b>

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## ANNUAL EXPENSES

	2019	2020	2021
Real Estate Taxes	\$29,972	\$31,965	\$31,965
Insurance	\$7,720	\$8,355	\$8,355
Snow Removal	\$7,400	\$7,706	\$10,558
Lawn Care	\$2,000	\$2,000	\$2,160
Electricity	\$2,275.85	\$3,553.08	\$3,278.47
Heat	\$1,343.60	\$2,939.87	\$1,459.68
Sprinklers	\$2,882.12	\$3,621.28	\$3,621.28
Repairs & Maintenance	\$0	\$0	\$0
Professional Fees	\$0	\$0	\$0
Admin Expenses	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$53,593.57</b>	<b>\$60,140.23</b>	<b>\$61,397.43</b>

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## Aerial View of Site

### FAMILY DOLLAR

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***(CAP RATE 8.15%)***



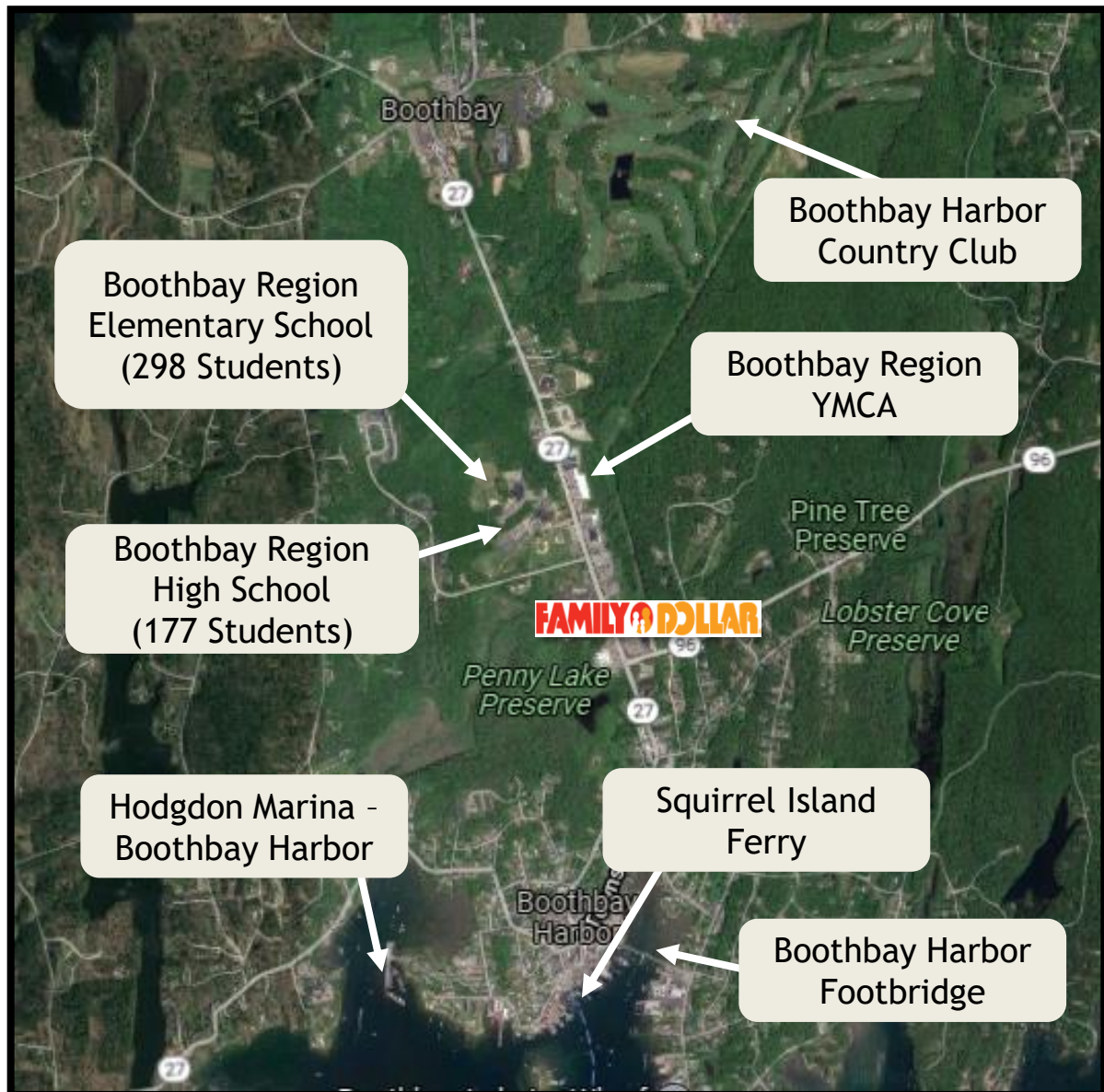
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## Aerial View with Traffic Generators

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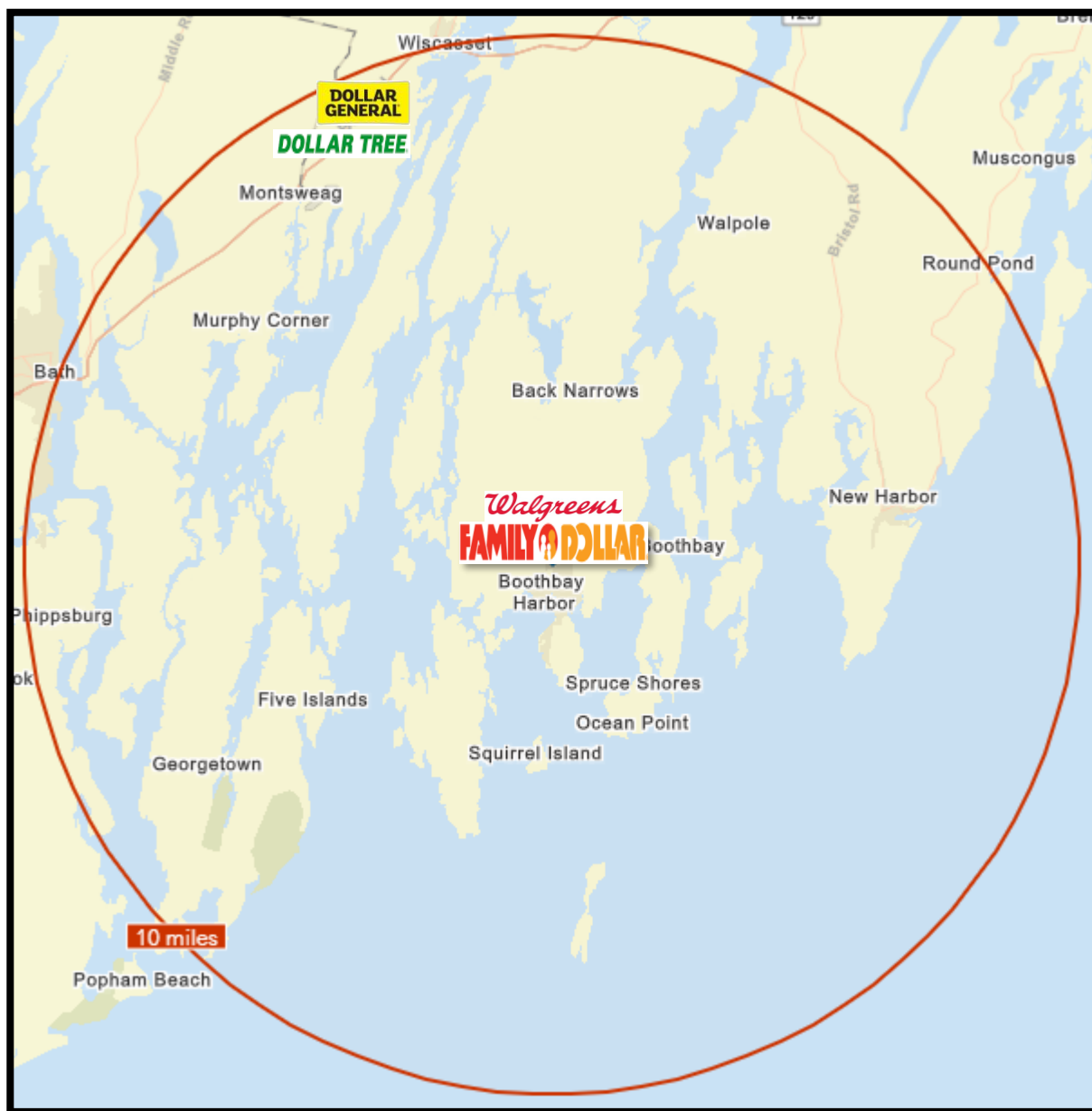
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## National Retailers Within 10-Mile Radius

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**Red: 10 Mile Radius**

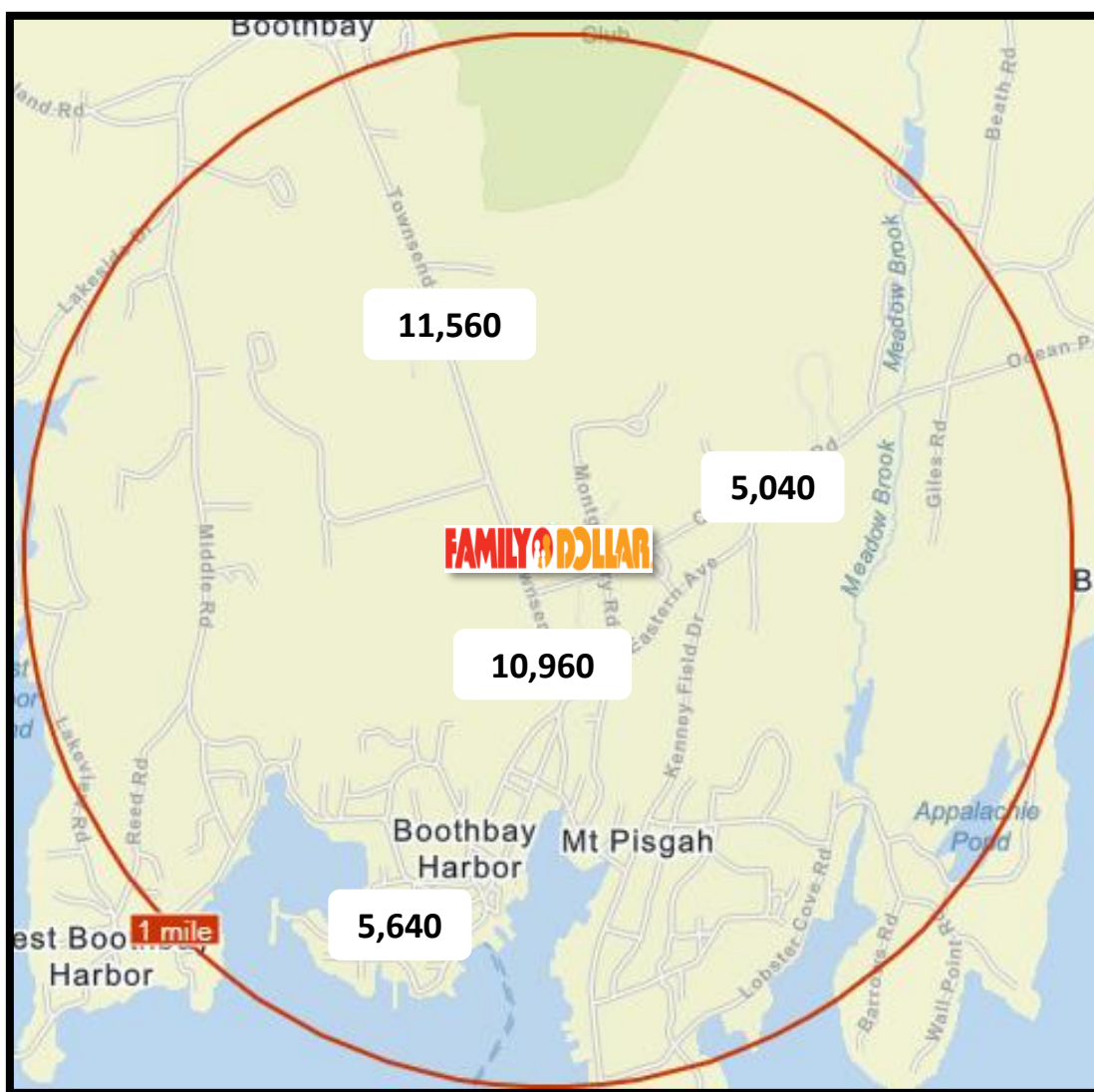


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**Data from: 2019**

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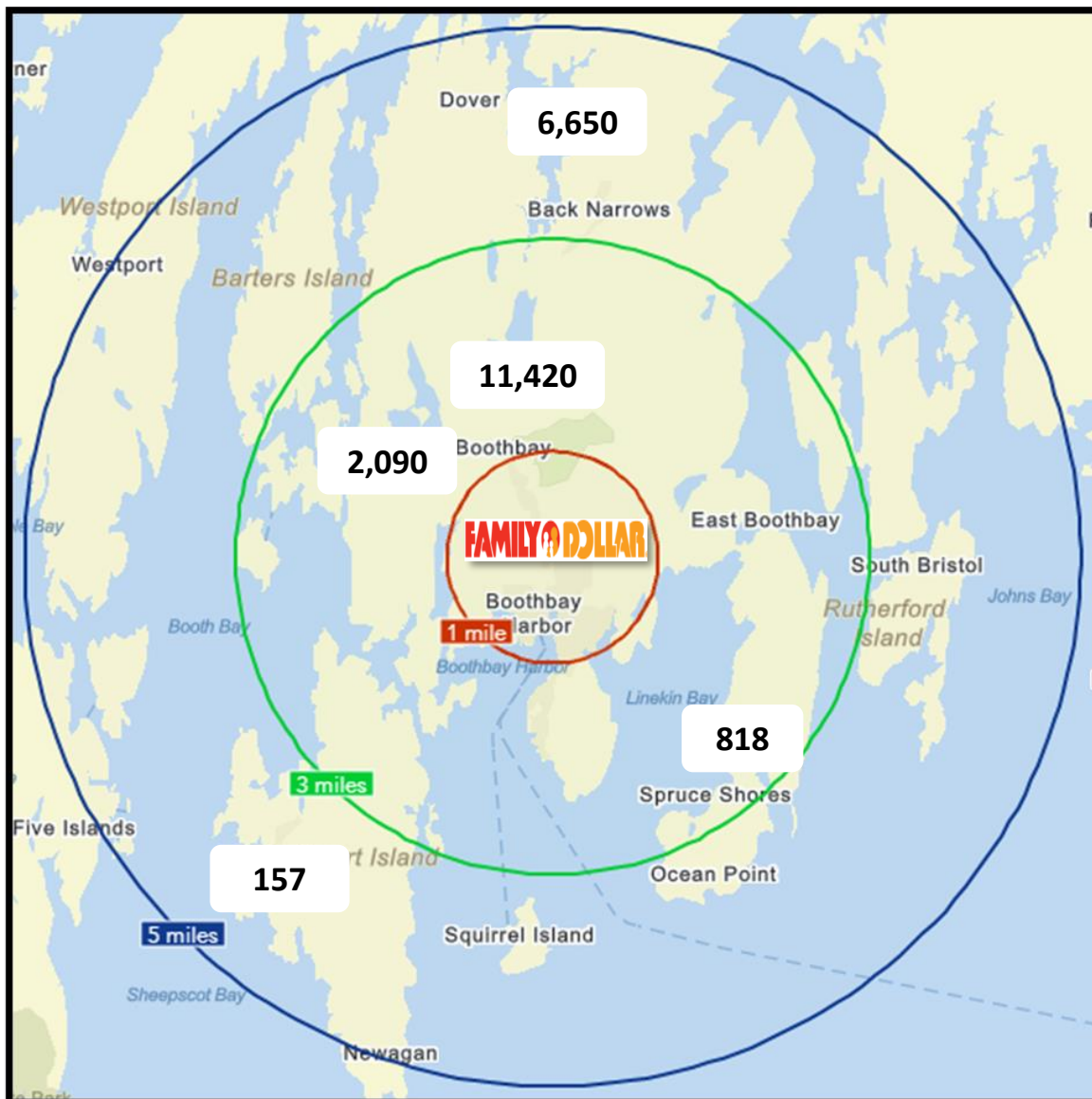
## Traffic Counts

Data from: 2019

## FAMILY DOLLAR

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**Red: 1 Mile Radius**  
**Green: 3 Mile Radius**  
**Blue: 5 Mile Radius**

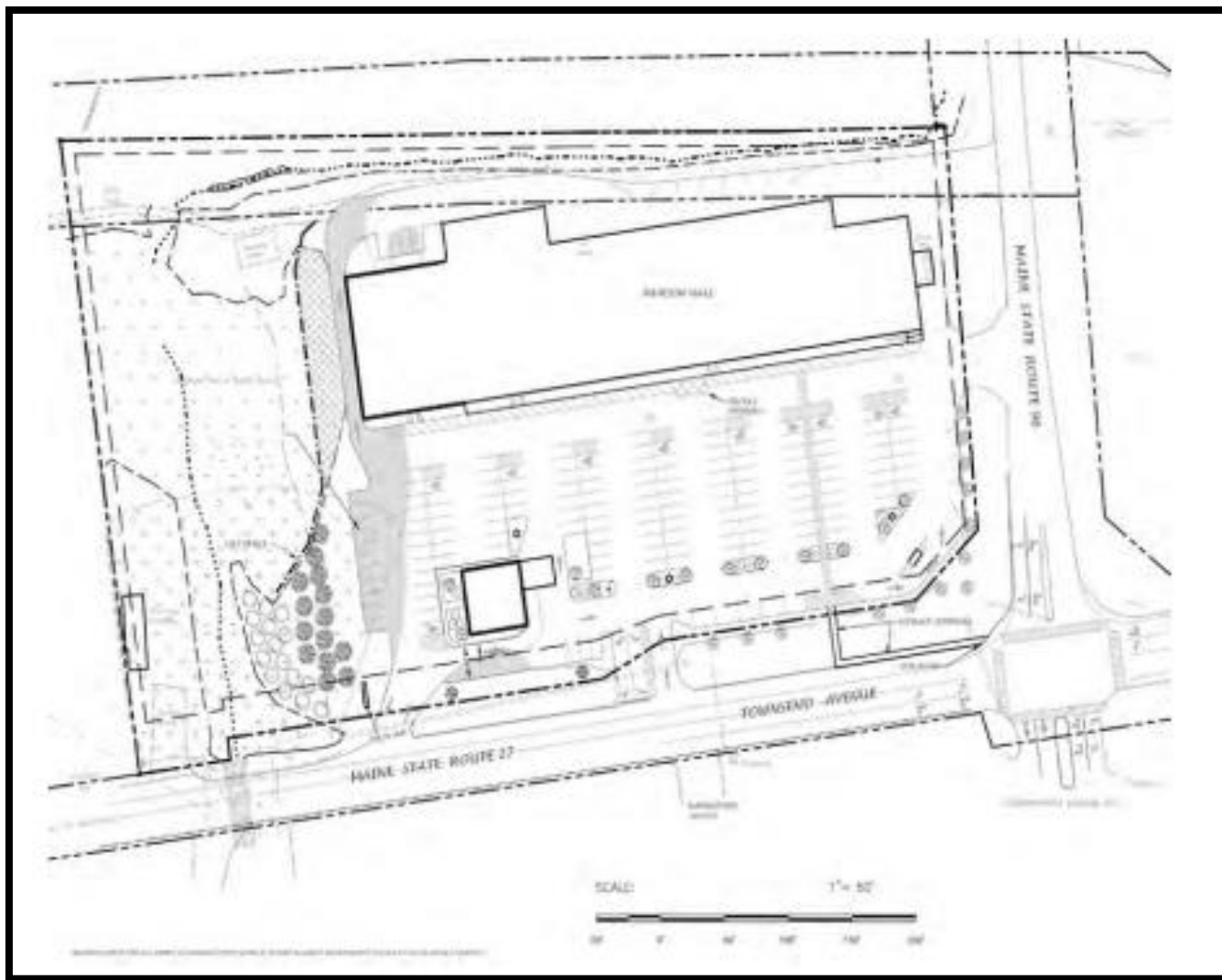


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## FAMILY DOLLAR

### Site Plan

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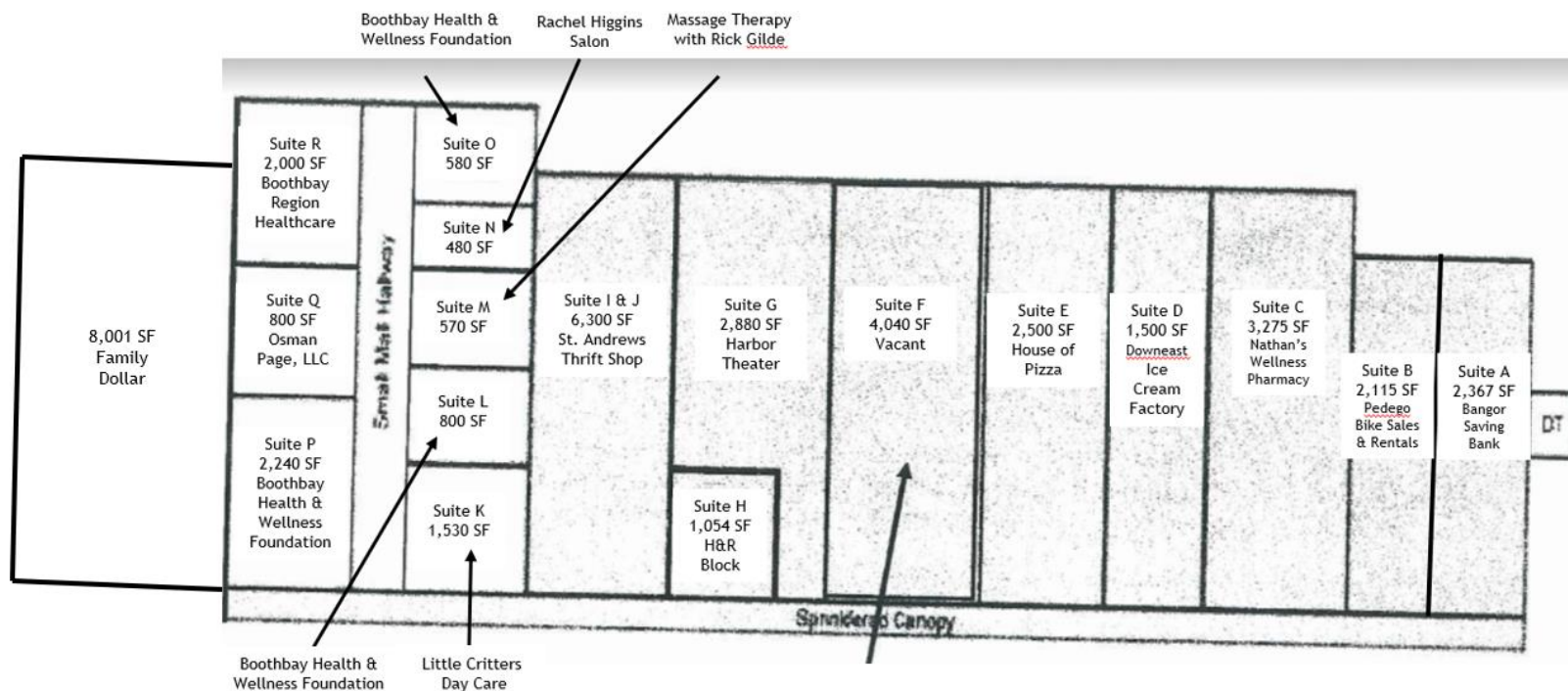
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## FAMILY DOLLAR

### Floor Plan

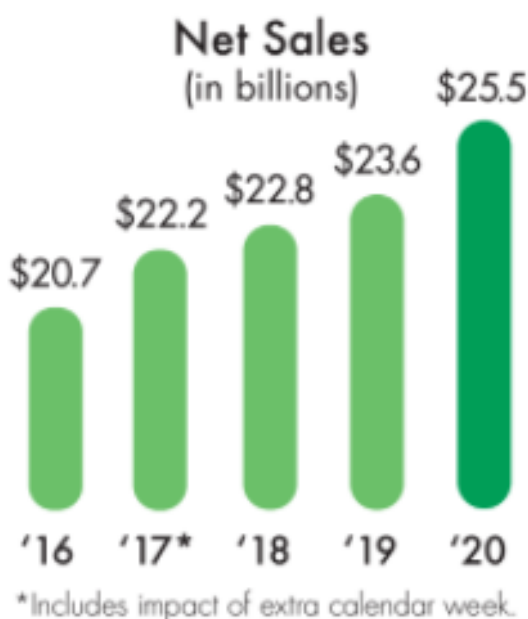
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## Corporate Profile



### Business Summary

Dollar Tree, Inc. operates discount variety retail stores. It operates through two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and personal care, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise. This segment operates 7,805 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and two in Canada; and store support centers in Matthews, North Carolina and Chesapeake, Virginia. The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. Its stores also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine's Day merchandise, as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys. This segment operates 7,880 stores under the Family Dollar brand; and 11 distribution centers. The company was founded in 1986 and is headquartered in Chesapeake, Virginia.

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## Corporate Profile

### Dollar Tree, Inc.

500 Volvo Parkway  
Chesapeake, VA 23320  
United States  
757 321 5000  
<http://www.dollartree.com>

Sector(s): **Consumer Defensive**  
Industry: **Discount Stores**  
Full Time Employees: **60,217**

### Dollar Tree, Inc. (DLTR)

NasdaqGS - NasdaqGS Real Time Price. Currency in USD

☆ Add to watchlist

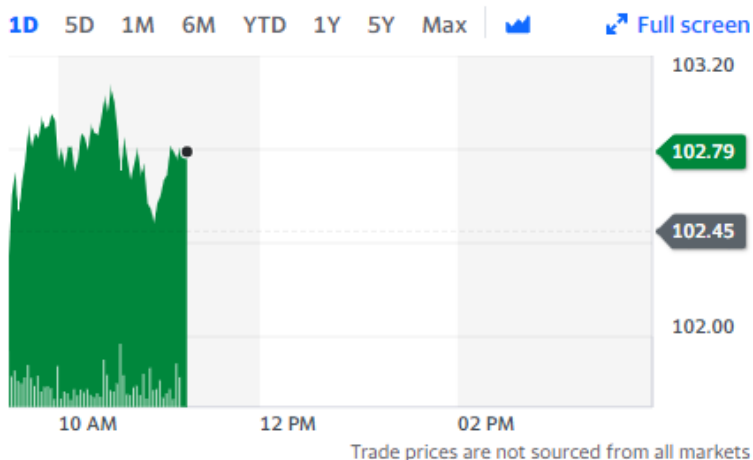
👤 Visitors trend 2W ↑ 10W ↑ 9M ↑

**102.79** +0.34 (+0.33%)

As of 11:16AM EDT. Market open.

[Summary](#) [Company Outlook](#) [Chart](#) [Conversations](#) [Statistics](#) [Historical Data](#) [Profile](#) [Financials](#) [Analysis](#) [Options](#)

Previous Close	102.45	Market Cap	23.119B
Open	102.39	Beta (5Y Monthly)	0.78
Bid	102.54 x 1200	PE Ratio (TTM)	16.19
Ask	102.63 x 800	EPS (TTM)	6.35
Day's Range	102.19 - 103.08	Earnings Date	Nov 22, 2021 - Nov 26, 2021
52 Week Range	84.26 - 120.37	Forward Dividend & Yield	N/A (N/A)
Volume	244,636	Ex-Dividend Date	N/A
Avg. Volume	3,592,653	1y Target Est	106.33



As of: 10/22/2021 - Source: <https://finance.yahoo.com/quote/DLTR?p=DLTR>

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## Corporate Profile

### Camden National Corporation

2 Elm Street  
Camden, ME 04843  
United States  
207 236 8821  
<http://www.camdennational.com>

Sector(s): **Financial Services**  
Industry: **Banks—Regional**  
Full Time Employees: **600**

### Camden National Corporation (CAC)

NasdaqGS - NasdaqGS Real Time Price. Currency in USD

☆ Add to watchlist

Visitors trend 2W ↓ 10W ↑ 9M ↑

**48.83** +0.38 (+0.78%)

As of 3:55PM EDT. Market open.

Summary Company Outlook  Chart Conversations Statistics Historical Data Profile Financials Analysis Options

Previous Close	48.45	Market Cap	730.067M
Open	48.62	Beta (5Y Monthly)	0.95
Bid	48.94 x 1000	PE Ratio (TTM)	10.06
Ask	49.06 x 4000	EPS (TTM)	4.85
Day's Range	48.12 - 49.07	Earnings Date	Oct 26, 2021
52 Week Range	30.70 - 49.97	Forward Dividend & Yield	1.44 (2.97%)
Volume	21,787	Ex-Dividend Date	Oct 14, 2021
Avg. Volume	29,395	1y Target Est	50.67



As of: 10/25/2021 - Source: <https://finance.yahoo.com/quote/CAC?p=CAC>

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# Bangor Savings Bank

## Corporate Profile

### Bangor Saving Bank

PO Box 930  
Bangor, ME 04402  
United States  
(877) 226-4671  
<https://www.bangor.com/>

Bangor Saving Bank is a state-chartered bank that is headquartered in Bangor, ME and offers retail banking to consumers as well as commercial, corporate, payroll administration, and small business banking services. The bank was founded in 1852, has 59 branch locations across Maine and New Hampshire, and has an estimated \$6 billion in assets. Bangor Savings Bank recently acquired Granite Bank of New Hampshire in 2018 and Damariscotta Bank and Trust in 2020.

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