



The Avenue Plaza - Bangor, Maine

570 Stillwater Avenue - \$4,500,000.

Located at a signaled intersection, across from the Bangor Mall, The Avenue Shopping Plaza contains 22,510 square feet of prime retail space with 55 parking units on a 4.4 acre building site. There are a total of nine, single story rental spaces. Tenants include Verizon Wireless, Edible Arrangements, Supercuts, Subway and Bangor Braces. This sale includes a valuable 1.57+/- Acre out parcel that abuts the Parkade Shopping Center.

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|---------------------------------|------------------------------|------------------------------|
| - Lot Size: 4.4+/- Acres | - Tenant Mix and Size: | - Nearby Retailers: |
| - Out Parcel: 1.57+/- Acre | - Verizon Wireless: 4,027 | - Talbots, L.L. Bean |
| - GBA: 22,510 square feet | - Edible Arrangements: 1,500 | - Chic-Fil-A, Chipotle, |
| - Retail Spaces: Nine | - Supercuts: 1,650 | - Kohl's, A.C. Moore, |
| - Parking: 55 Spaces | - Subway: 2,610 | - Bed, Bath & Beyond |
| - HVAC: Electric Heat Pumps | - Bangor Braces: 4,000 | - Home Depot, Dick's, |
| - Utilities: City Water & Sewer | - Marlene Uniforms: 1,794 | - Texas Road House, |
| - Electric: Emera Maine | - Unit B-1: 1,629 | - Macy's, Sears, J.C. Penney |
| - Building Age: 1989 | - Unit E: 1,650 (available) | - Hobby Lobby, 5 Guys |
| - Zone: S&PS | - Unit G: 3,500 (available) | - Elevation Burger, Chili's |



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Avenue Shopping Plaza

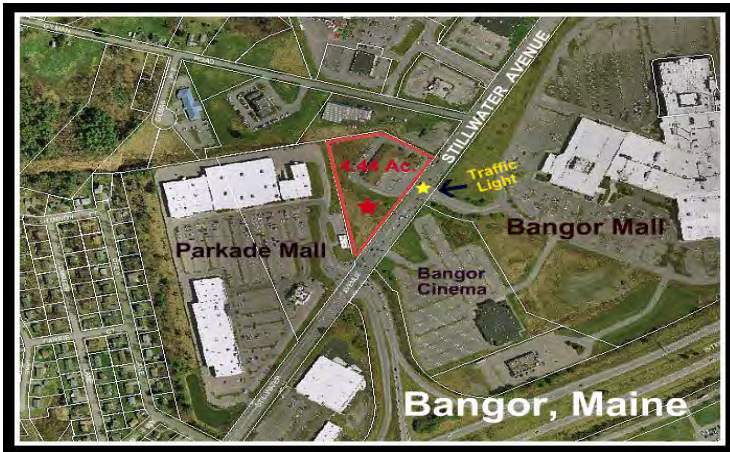
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Prime Location at signaled intersection



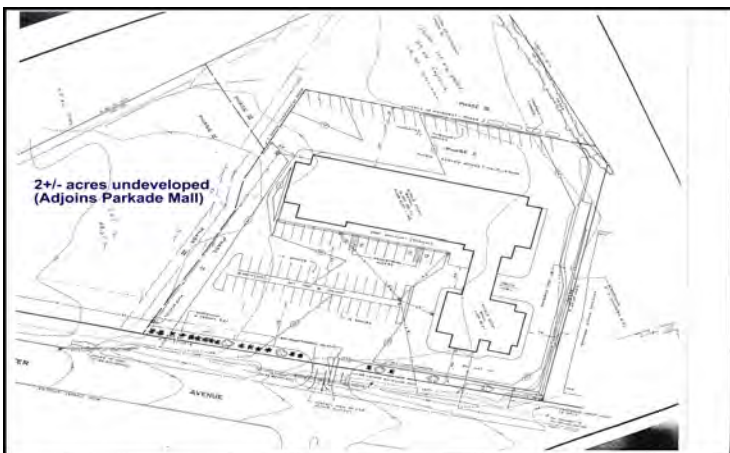
Several in-line vacant units



High visibility along major shopping district



Leased 4,000 s/f unit (under renovations)



Avenue Plaza Site Plan



Major Stillwater Avenue Frontage