

# Broadway Shopping Center

609 Broadway, Bangor, Maine

Retail Space and Pad Sites For Lease

**MAINE  
COMMERCIAL  
REALTY**

207-945-4500



## Great Location, Visibility & Access!

- Strong anchor tenants, convenient access!
- In-Line units and ground lease opportunities!
- 3,000 sf & 2,800 sf in-line unit now available!
- Multiple prime ground lease opportunities!
- Major travel corridor with 27,123 +/- AADT

*Call for further details!*



Maine Commercial Realty  
209 State Street  
Bangor, ME 04401

*Celebrating 39 years of quality service!*



Broker: John Bonadio  
Office: 207-945-4500  
Cell: 207-944-6786  
john@mainecommercial.com  
MaineCommercial.com



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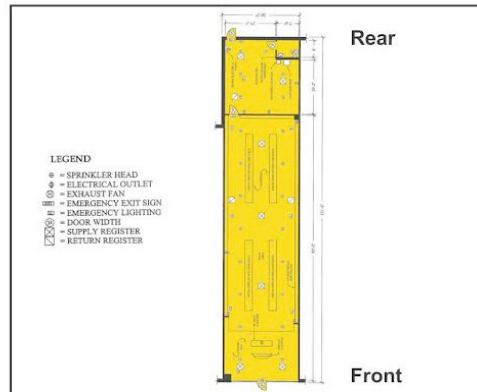
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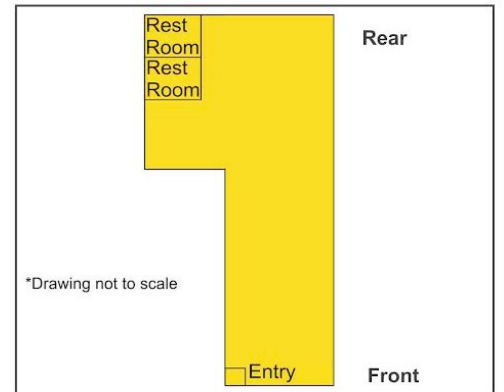
Broadway Shopping Center • 609 Broadway • Bangor, Maine



One Acre Ground Lease



Unit #9 - 3,000 sf



Unit #15 - 2,800 sf

## Broadway In-Line Space - \$10.00 psf (nnn)

- 3,000 sf available June 1, 2017
- 2,800 sf available June 1, 2017
- One acre pad site next to Hannaford!
- New corner lot ground lease opportunities!

Broadway Shopping Center is a popular neighborhood and community center anchored by Hannaford and TJ Maxx/Home Goods with national restaurants, banks and other service providers. It is conveniently located on Route #15 just north of interstate 95 and minutes away from Bangor High School, Husson University, Eastern Maine Medical Center and St. Joseph's Hospital facilities.



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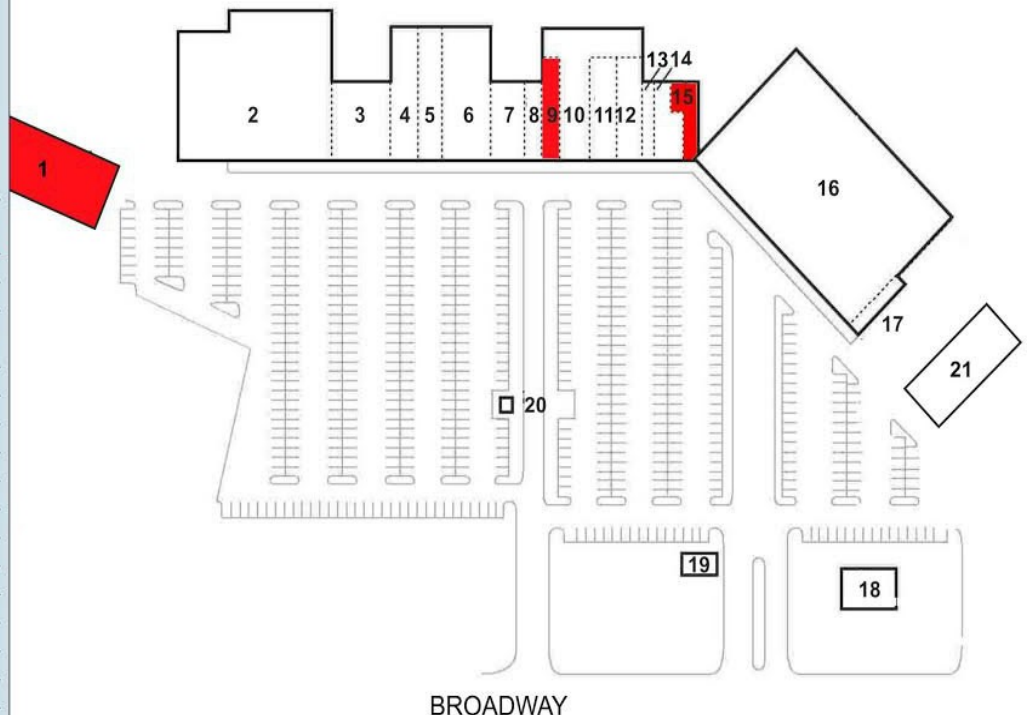
## STORE LISTINGS

Broadway Shopping Center  
609 Broadway  
Bangor, Maine

Center Size: 187,135 SF

Unit	SqFt	Tenant
1	1+/-Acre	Ground Lease Site
2	47,213	Hannaford
3	8,004	Aaron's
4	8,000	Empire Beauty Sch
5	8,874	Planet Fitness
6	7,549	Planet Fitness
7	5,000	Hallmark
8	2,000	US Cellular
9	3,000	Available
10	10,300	Sherwin-Williams
11	4,630	Pet Life
12	4,080	H & R Block
13	2,000	Hallmark
14	3,200	Sun Tan City
15	2,800	Available
16	60,000	TJ Maxx'n More
17	2,000	Katahdin Trust Co.
18	3,810	Pizza Hut
19	1,575	Pronto Oil Change
20	100	TD Bank N. ATM
21	2,170	KFC/ TacoBell

## BROADWAY SHOPPING CENTER Bangor, Maine



### Demographics:

	1 Mile	3 Mile	5 Mile
2015 Total Daytime Population	28,169	76,080	83,852
2015 Employees	22,143	56,628	58,868
Average Household Income	\$53,318	\$58,016	\$59,357

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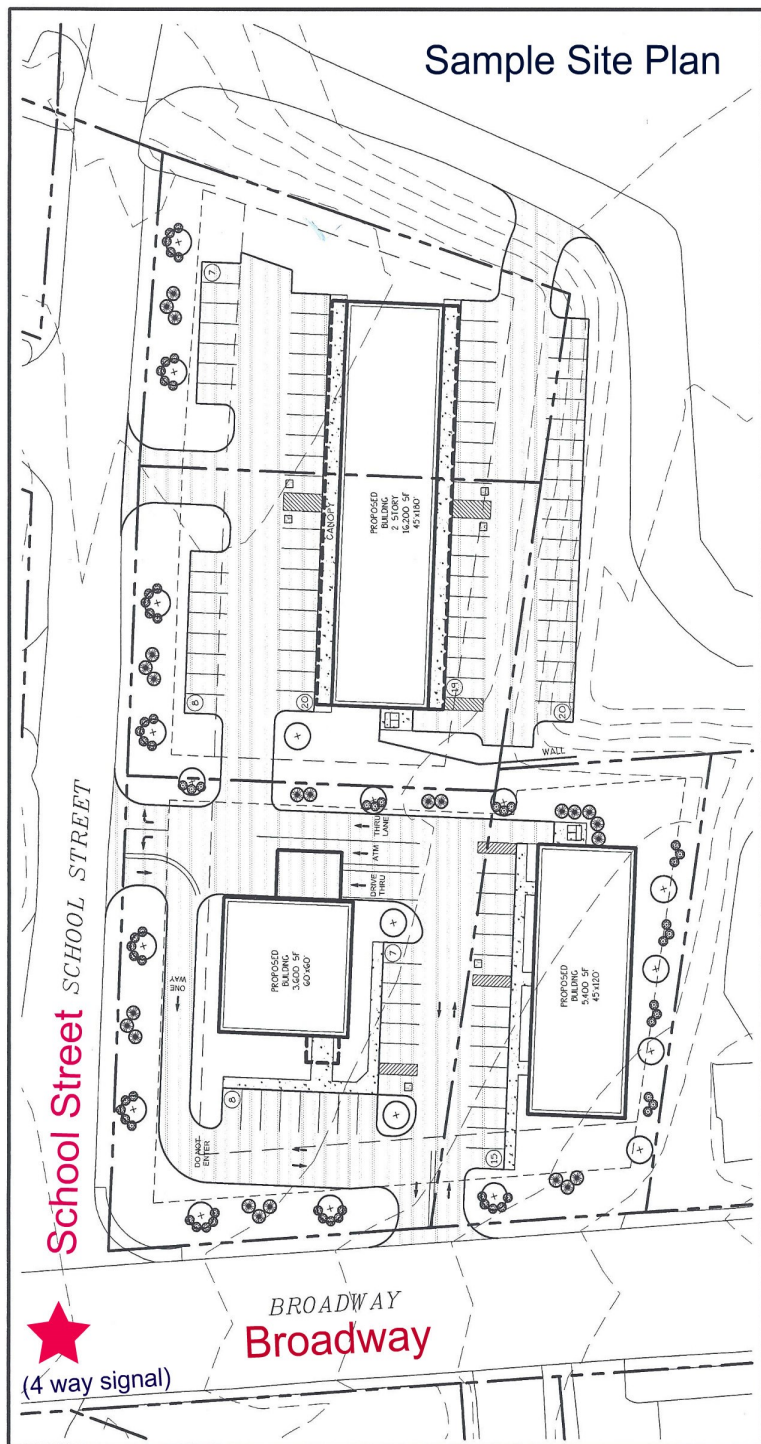
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