



## 10 GURNET DRIVE • BRUNSWICK, ME



### 1,806± SF Retail/Quick Service Restaurant End Cap

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**Cardente Real Estate** is pleased to offer for lease 1,806± square feet of prime retail/quick service restaurant space at 10 Gurnet Road in Brunswick, Maine. Located at the entrance to Cooks Corner and adjacent to the Cooks Corner Mall, this opportunity provides some of the best retail exposure in the area. Formerly occupied by Orange Leaf, the three unit retail building is home to Starbucks Coffee and Subway. Amenities include highly visible pylon and facade signage, high traffic counts, and solid demographics for all types of retail and food uses. The interior of this space was recently renovated and offers 3 Phase 400 AMP electrical service, various areas with plumbing, a walk in cooler & freezer, and much more!

Under new ownership since 2014, the Landlord has made many recent improvements to this Class A retail location including all new siding to the entire exterior of the building (currently under construction). This is a must see for any retail or food use looking unbeatable mainstream exposure in Brunswick's Retail Hub.



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10 Gurnet Drive • Brunswick, Maine



## Property Details

<b>Property Address:</b>	10 Gurnet Road, Brunswick, Maine
<b>Map/Lot:</b>	CC1-031-002
<b>Zoning:</b>	CC (Cooks Corner Center)
<b>Building Size:</b>	5,744± SF
<b>Year Built:</b>	1987 (Fully renovated and subdivided in 2004)
<b>Total Number of Buildings:</b>	1
<b>HVAC:</b>	Separate systems for each unit
<b>Electricity:</b>	3 Phase 400 AMP (Upgraded in 2013)
<b>Roof:</b>	Combination of asphalt, shingles & gravel
<b>Construction:</b>	Wood framed
<b>Interior Wall:</b>	Drywall/sheetrock
<b>Parking:</b>	44 shared spaces
<b>Signage:</b>	Pylon signage at entrance & facade signage
<b>Layout:</b>	Oversized display windows at entrance, area for seating & service counters, infrastructure in place for food uses.
<b>Location:</b>	Premier retail location abutting the Cook's Corner Mall. Property offers right side entry that is seconds from the Route One exit and visible from the intersection of Gurnet and Bath Road.

## Lease Details

<b>Date Available:</b>	Immediate
<b>Available Space:</b>	1,806±SF
<b>Lease Rate:</b>	\$25/SF NNN
<b>NNN (estimated for 2016):</b>	\$6.25
<b>Trash &amp; Recycling:</b>	Tenant is responsible for their share of on-site trash removal & recycling. The property has one dumpster for each unit.
<b>Water &amp; Sewer:</b>	Tenant is responsible for their share of water & sewer.



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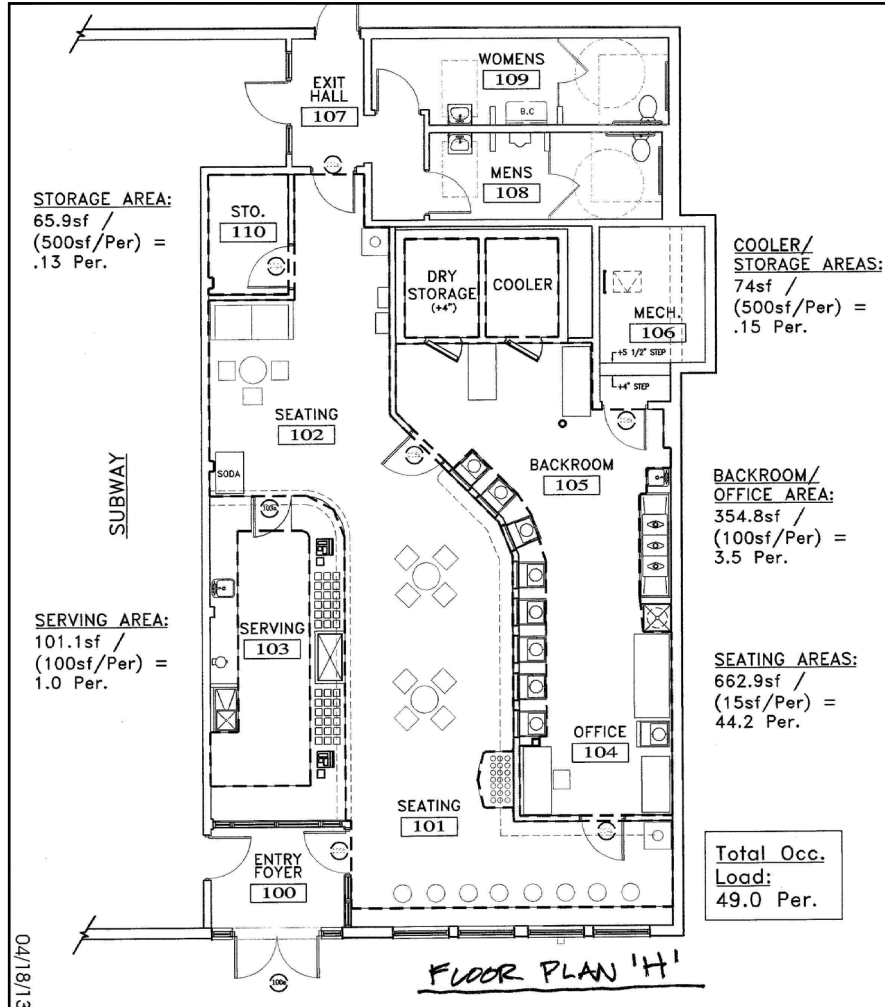
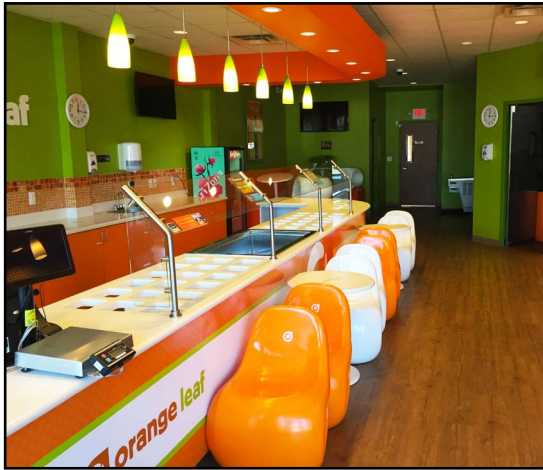
Demographics

	1	5	10 (miles)
Total Population:	1,179	33,912	59,222
Total Households:	453	14,619	25,778
Average Household Income:	\$67,230	\$65,073	\$68,527
Traffic Counts:	20,000+ Vehicles per day		





**Floor Plan/Interior**



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