

FOR LEASE - RESTAURANT WITH DRIVE THRU
15 BELMONT AVENUE - BELFAST, MAINE



3,080 SF BUILDING
WITH DRIVE THRU FOR LEASE

- Corner of Fairground Road and Belmont Avenue—one of the best free-standing locations on Route 3
- In the heart of Belfast's Business District with great visibility
- Built in 2001 - well-maintained & in excellent condition

NEW Lease Rate: ~~\$26.00~~ \$21.00 SF NNN



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PROPERTY SUMMARY

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BUILDING INFORMATION

LOCATION:	15 Belfast Avenue, Belfast Route 3, just off Route 1
BUILDNG SIZE:	3,080± SF
LOT SIZE	1.08± Acres
ZONE:	Kennebec Business District 2 (KBD 2)
PARKING:	39± lined spaces
ASSESSED VALUE:	\$1,086,400
TAXES:	\$13,000
CONSTRUCTION:	Wood
BUILT:	2001
HVAC:	Central HVAC
RESTROOMS:	2 (The building is ADA compliant)
UTILITIES:	Public water and sewer
SIGNAGE:	Pylon and building signage
NEARBY BUSINESSES:	McDonalds, Dead River, Olympia Sports, Bangor Savings Bank, Athena Health and more

LEASING INFORMATION

LEASE RATE: ~~\$26.00~~ \$21.00 PSF NNN



PHOTOS

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AREA STATISTICS - 2016*

Radius	1 mile	3 mile	5 mile
Total Residential Population:	1,610	6,311	9,036
Average Household Income:	\$58,764	\$58,282	\$57,152
Total Businesses:	338	555	657
Total Employees:	2,835	5,517	6,124

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Esri Forecasts for 2016.



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