

FOR SALE | MID-COAST AREA
RESTAURANT WITH DRIVE-THROUGH
168 CAMDEN STREET, ROCKLAND, MAINE



In the Heart of Rockland's Retail Corridor

*3,224± SF on 0.91± acre
112' frontage on U.S. Route 1*

The building, built in 2006, is a former Tim Horton's restaurant. It is near the lighted intersection of Lev Gordon Drive and Camden Street (U.S. Route 1) and located between Rockland's two most prominent shopping plazas. It is less than 5 minutes from the Samoset Resort in Rockport.

Call Mark direct at 207-773-6000 to learn more or arrange an appointment!

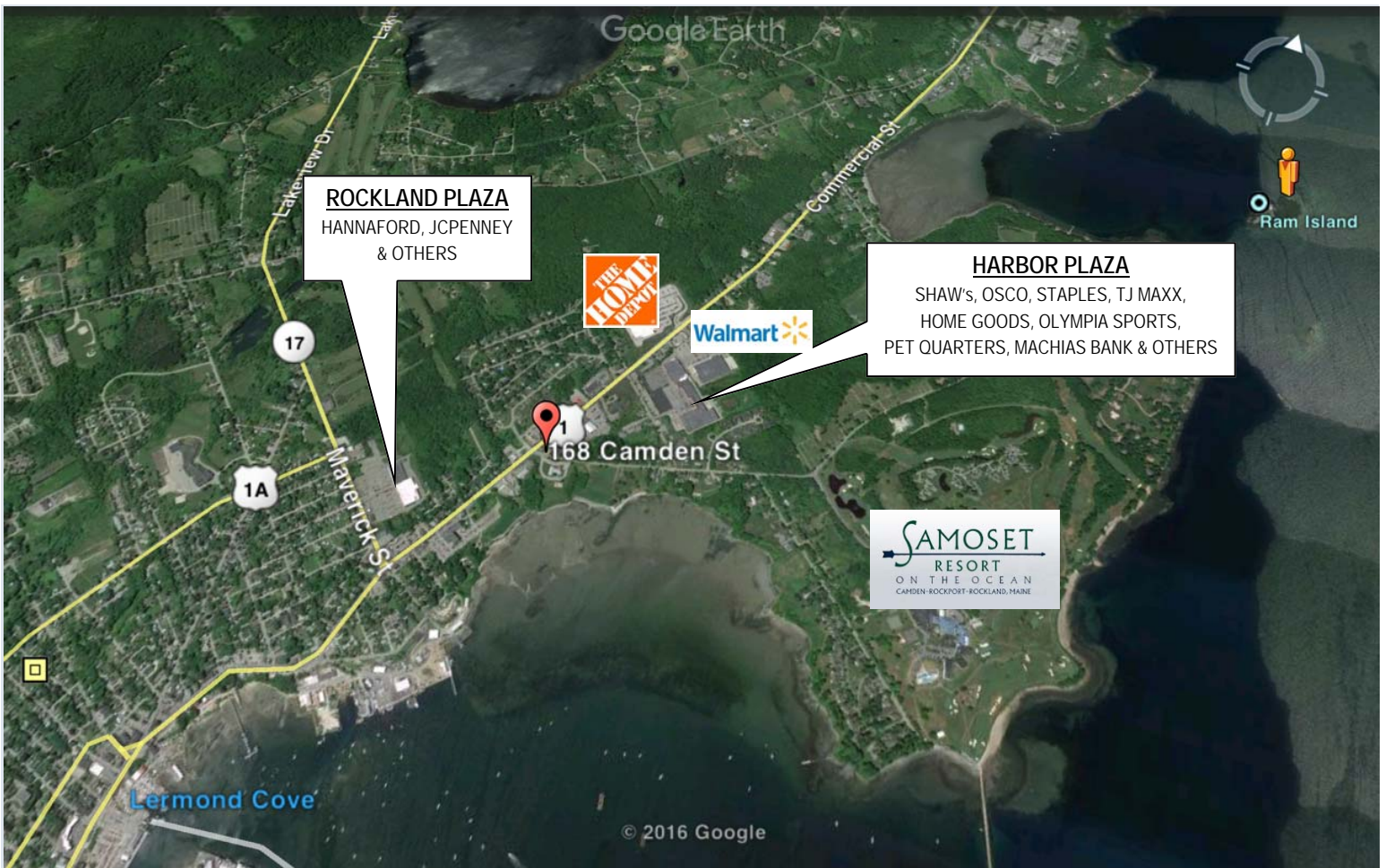
Overview

Site Size:	0.91± acres
Building SF:	3,224±
Zone:	Commercial
Parking:	27± on-site
Traffic Count:	15,480 vehicles per day



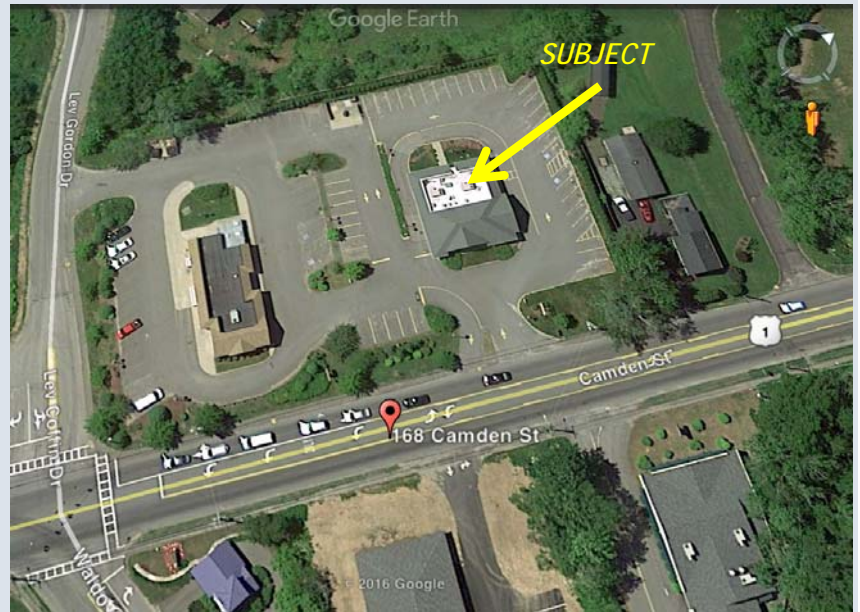
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HIGHLIGHTS

- Located on busy U.S. Route 1 downtown corridor between Rockland and Harbor shopping plazas
- 112+ feet frontage
- 27 parking spaces
- 200+ businesses and 2,000+ daytime employees within 1-mile radius
- 1± mile from Samoset Resort
- Traffic count: 15,480 vpd



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Property Summary

168 CAMDEN STREET, ROCKLAND, MAINE



OVERVIEW

A 3,224± SF retail/restaurant building (former Tim Horton's) with drive-through situated on 0.91± acre on Rockland's busy Camden Street (U.S. Route 1) corridor.

The site has access to Lev Gordon Drive at the corner of the lighted intersection with Camden Street. It is ideal for a variety of retail and service uses, national/regional fast food, or banking operations.



BUILDING TOTAL SF:	3,224± SF	LIGHTING:	Various
USE:	Restaurant, retail	HVAC:	Natural gas / Central A/C
SITE SIZE:	0.91± acres	ELECTRICAL:	To be confirmed
SITE DIMENSIONS:	185 x 224	RESTROOMS:	2
FRONTAGE:	112± feet	WATER/SEWER:	Municipal
ZONE:	Commercial	SIGNAGE:	Street pylon, building
BUILT:	2006	LOADING/UNLOADING:	Wide rear door
STORIES:	1	SPECIAL EQUIPMENT:	Freezer/walk-in cooler combo
CONSTRUCTION:	Wood frame	PARKING:	27 spaces
FOUNDATION:	Slab	ASSESSOR REFERENCE:	Map 29, Block A, Lot 4-2
EXTERIOR:	Brick veneer	ASSESSED VALUE:	\$ 374,200 Land \$ 545,300 Building \$ 38,600 Other \$ 958,100 (2016)
ROOF:	Gable	REAL ESTATE TAXES:	\$20,311.72
CEILINGS:	12±'	DEED REFERENCE:	Knox Co. Registry of Deeds Book 119061, Page 300
FLOORING:	Tile	SALE PRICE:	\$ 415,000.00

**NOTE: Any Furniture, Fixtures or Equipment (FF&E) remaining in the building is included. An inventory list of FF&E is not available.*



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Additional Photos

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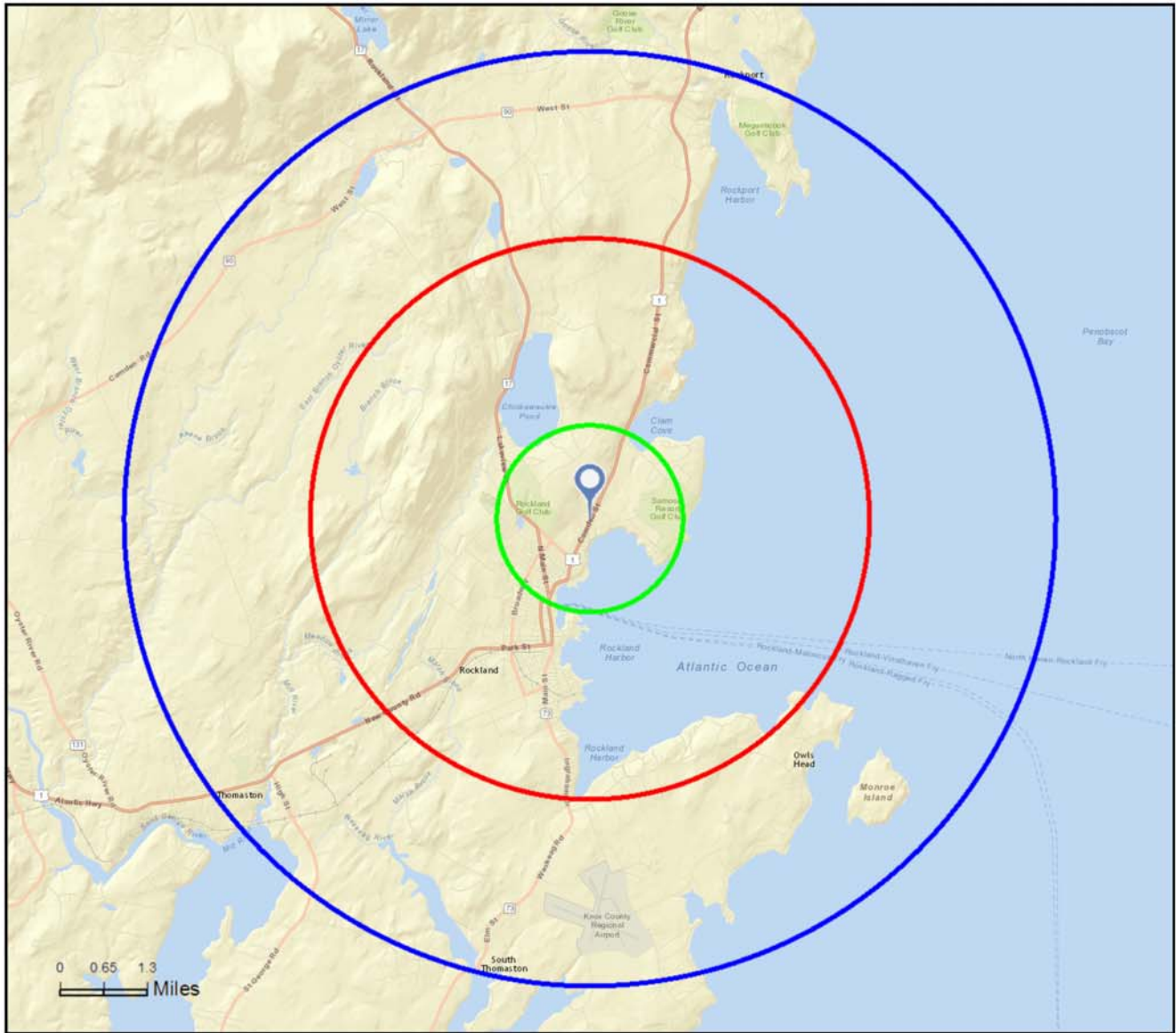




Site Map

168 Camden St, Rockland, Maine, 04841
Rings: 1, 3, 5 mile radii

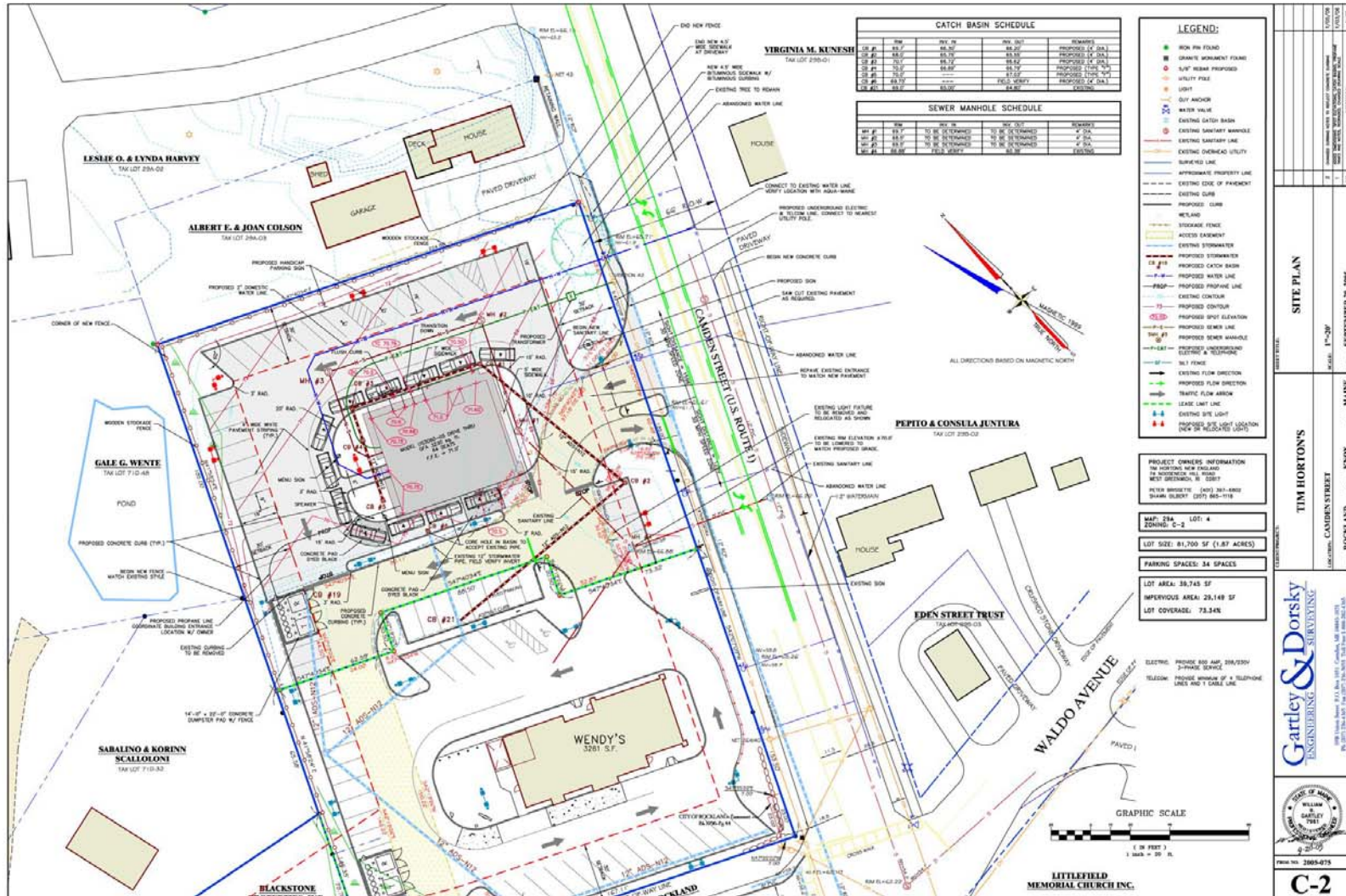
Prepared by Esri
Latitude: 44.12144
Longitude: -69.10079



June 21, 2016

Site Plan

168 CAMDEN STREET, ROCKLAND, MAINE



FULL SIZE PLAN AVAILABLE

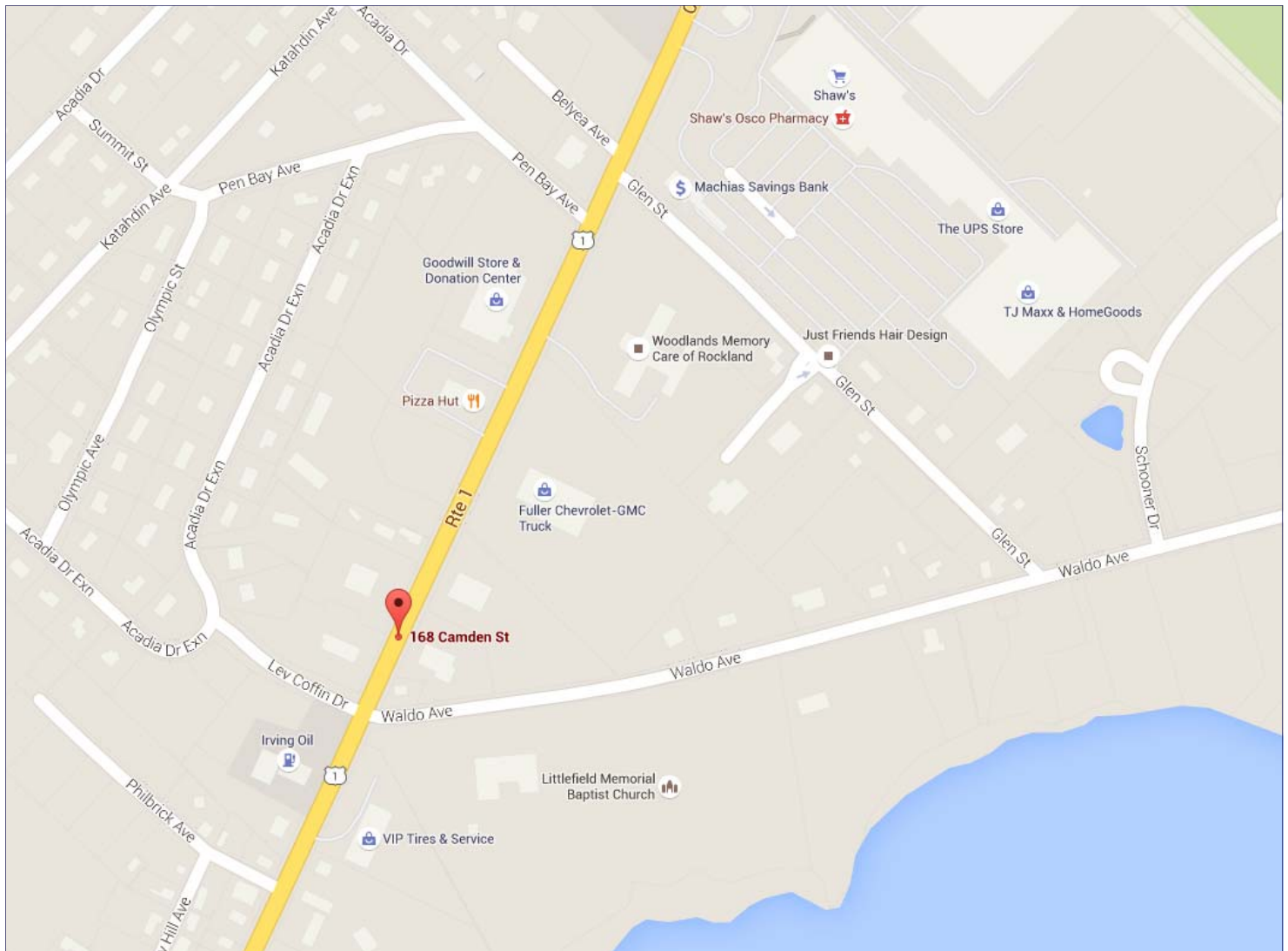
Area Statistics & General Area

168 CAMDEN STREET, ROCKLAND, MAINE



	RADIUS		
	1 mile	3 mile	5 mile
2016 Residential Population	2,398	8,840	13,732
2016 Total Households	1,216	4,193	6,308
2016 Average Household Income	\$59,430	\$59,153	\$66,087
Total Businesses	221	832	1,237
Total Employees	2,488	11,433	14,517

Source: U.S. Census Bureau, Esri forecasts for 2016; Infogroup Inc.



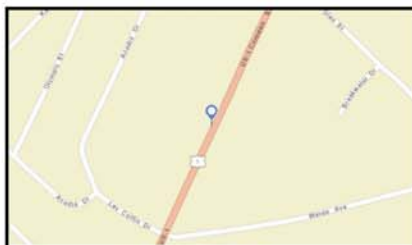
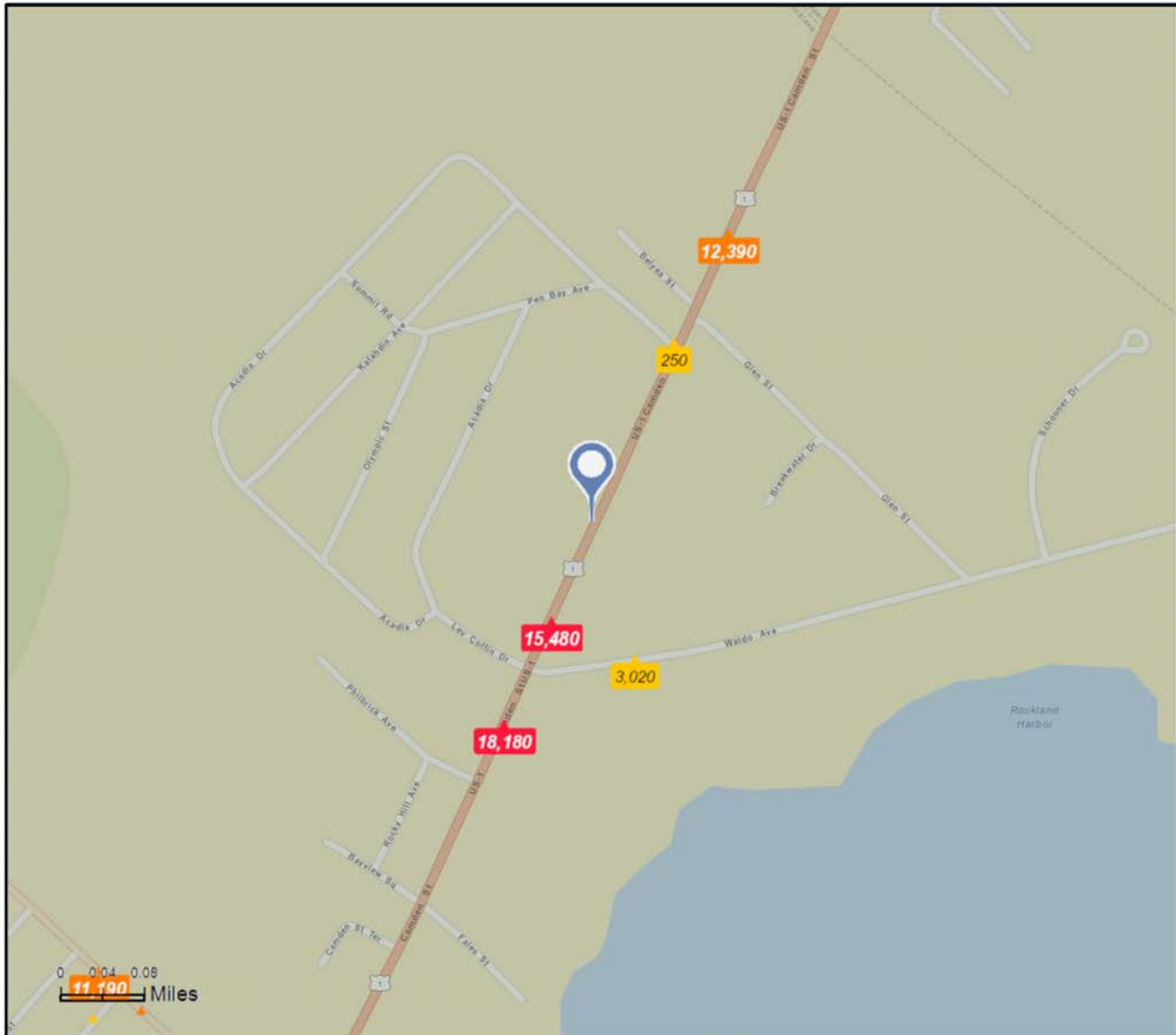
Rockland is an officially designated "micropolitan area." It has also seen a substantial increase in tourism and the downtown is full of unique shops, boutiques, fine dining and art galleries (most notably the Farnsworth Art Museum). Rockland is the commercial center of the midcoast Maine region and was named a Coast Guard City in 2008 in recognition of the city's long-standing and special relationship with the U.S. Coast Guard.



Traffic Count Map - Close Up

168 Camden St, Rockland, Maine, 04841
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 44.12144
Longitude: -69.10079



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kallbrate Technologies

June 21, 2016