



# SHOPS AT LONG BANK

KENNEBUNK'S NEWEST SHOPPING CENTER

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### OFFICE/RETAIL DEVELOPMENT FOR LEASE

A strategic location on  
Maine's commerce artery,  
US Route One.  
Easily accessed by the  
Maine Turnpike.  
Grocery anchor  
Hannaford.



# SHOPS AT LONG BANK

## OFFICE/RETAIL FOR LEASE



Take advantage of unsurpassed visibility on a highly-traveled part of US Route One in the prosperous Kennebunk region and the magnetic pull of national anchor tenant Hannaford. Be neighbors with the wide variety of retail storefronts at Shops at Long Bank. Your customers will enjoy plenty of parking, easy access from the Maine Turnpike and Route One, and chance to shop in a true community center.

### KENNEBUNK SHOPS AT LONG BANK.

SHOPS AT LONG BANK's 88,450±SF of retail development opened in June 2007. Strategically located on Maine's commerce artery, US Route One, and easily accessible from the Maine Turnpike, Shops at Long Bank draws consumers from Arundel, Kennebunkport and Kennebunk.

### THE CUSTOMERS YOU WANT.

RADIUS	3 MILE	5 MILE	10 MILE
AVG. POP.	4,272	7,509	30,545
AVG. INC.	\$76,425	\$77,659	\$61,795
DAILY TRAFFIC COUNT	16,620 (MDOT 2006)		

### A STRONG NATIONAL ANCHOR.

National tenant Hannaford anchors the center, drawing customers and complementing many different types of retail. Remaining storefronts accommodate national and local retailers, restaurants, banks, credit unions and other community-oriented shops and businesses. Sizes range from 2,161 RSF to 4,599 RSF.



### PROPERTY SUMMARY

ADDRESS: 65 Portland Road  
US Route One  
Kennebunk, Maine 04043

OWNER: GI Kennebunk, LLC

ACREAGE: 22± acres

PARKING: 380 spaces shared in common

PROJECT SIZE: 88,840 SF

ZONING: Suburban Commercial

DIRECTIONS: I-95 Kennebunk to US Route One North

### LEASING SUMMARY

RETAIL SPACE: 2,161 RSF to 4,599 RSF

LEASE RATE: \$14.00/SF NNN

LEASE TERM: 5-Year Minimum

TI ALLOWANCE: Vanilla Shell (see listing broker for specifications)

NNN CHARGES: Estimated to be \$3.91/SF

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