



JH HOLDINGS, LLC 1385 MAINE STREET, POLAND 19,893± SF

JH Holdings LLC purchased the Poland Crossing shopping center at 1385 Maine Street, Poland from seller JTK Holdings, LLC. The retail center consists of three buildings totaling 19,893± SF with high visibility and a national anchor tenant in Family Dollar, along with four other credit retail tenants drawing significant traffic volume. The buyers, JH Holdings LLC, are based locally, with ties to Poland and Thompson Lake. They see the opportunity to fill a gap in retail and restaurant opportunities for this community, as they work to attract additional tenants to occupy two vacancies in the center. The Boulos Company will be working with the new owners to bring new tenants into the shopping center. This is a great opportunity for quick service restaurants, salons, convenience/liquor stores, healthcare users, and more.

The transaction was arranged on behalf of the buyer by Drew Sigfridson, SIOR and on behalf of the seller by Patrick Casalinova and Kevin Fletcher of Keller Williams Realty.



ESP BANGOR HANNAFORD, LLC 773 STILLWATER AVENUE, BANGOR, ME 63,000± SF

ESP Bangor Hannaford, LLC purchased a retail shopping center consisting of 63,000± SF on over 9.25 acres of land anchored by Hannaford Bros. grocery store at 773 Stillwater Avenue in Bangor from sellers Bangor Mall Realty LLC, Bangor CH LLC, and Bangor Nassim LLC. The property was part of the Bangor Mall and subdivided by the purchaser over the past three months which enabled the closing to occur this past July.

The transaction was arranged on behalf of the buyer by Drew Sigfridson, SIOR.



S.A. MOUSAWI DMD 13 WATER STREET, NEWMARKET, NH 5,701± SF

S.A. Mousawi DMD purchased a mixed-use building from Acadia Engineers & Constructors, LLC. An award-winning historic renovation completed in 2015, the high performance energy efficient building on the Lamprey River is an easy walk to all of Downtown Newmarket. The property consists of four fully-leased units, with three apartments and a first floor commercial space.

The transaction was arranged by Kent White and Caitlin Burke.

July 2021 Transactions

Coastal Auto Parts, Inc.

200 Sylvan Road, Bangor

45,750± SF

[Coastal Auto, Parts Inc.](#), purchased an industrial building at 200 Sylvan Road in Bangor from Sylvan Properties, LLC. Coastal Auto Parts Inc. has 29 NAPA Stores throughout Maine and will be renovating the building to use for warehousing and distribution of auto parts to service the greater Bangor market.

The transaction was arranged on behalf of the buyer by Nick Lucas and on behalf of the seller by David Hughes and Bev Uhlenhake of Epstein Commercial Real Estate.

SIMS, LLC

145 Allagash Drive, Brunswick, ME

9.10± AC

SIMS, LLC purchased a 9.10± AC development parcel from Midcoast Regional Development Authority in Brunswick Landing. The buyer is an experienced investor that has purchased multiple buildings in Maine. Due to the high demand for industrial space, their plan is to build a 50,000± SF industrial building on the site that will be available for lease.

The transaction was arranged on behalf of the seller by Nick Lucas and on behalf of the buyer by Debrah Yale of Benchmark Real Estate.

EAT Holdings at Lisbon Street, LLC

152-168 Lisbon Street, Lewiston, ME

34,804± SF

EAT Holdings at Lisbon Street purchased an office/retail building from 168-152 Lisbon of Lewiston Associates, LLC. The buyer will work to lease the vacant building with a mix of retail tenants on the ground floor and office tenants on the upper floor.

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR and Joseph Italiaander and on behalf of the buyer by Craig Church of Magnusson Balfour Commercial and Business Brokers.

Bridges Bros. Movers

Governor's Run, Route 125, Epping, NH

7.65± AC

Bridges Bros. Movers purchased land at Governor's Run, Route 125 in Epping from Maple Heights Realty, LLC.

The transaction was arranged on behalf of the seller by Christian Stallkamp and on behalf of the buyer by Andrew Ward of Colliers International.

Lakeside Concrete Cutting & Abatement Professionals

US Route 1, Cumberland, ME

 $2.55 \pm AC$

[Lakeside Concrete Cutting & Abatement Professionals](#) purchased a development parcel on US Route 1 in Cumberland from Beacon Properties, LLC. Lakeside employs 11 office and 45 field employees, focusing on the demolition portion of renovation projects with and without hazardous removals such as asbestos, lead and mold. They plan on building a 15,000± SF facility on the site.

The transaction was arranged on behalf of the buyer by Chris Paszyc, CCIM, SIOR and on behalf of the seller by Mark Malone of Malone Commercial Brokers.

LEASES - OFFICE

Spectrum Northeast, LLC

901 Washington Ave, Portland, ME

32,389± SF

Spectrum Northeast, LLC leased office space at 901 Washington Ave in Portland from landlord J.B. Brown & Sons. The tenant is a leading broadband connectivity company and cable operator serving more than 31 million customers in 41 states.

The transaction was arranged by Drew Sigfridson, SIOR and Marcie Patchett of CBRE.

The Boulos Company, Inc. provides real estate brokerage, management, consulting and development services in Northern New England with offices in Portland, Maine and Portsmouth, New Hampshire. The Boulos Company is Northern New England's largest full-service commercial real estate company, with over 70 employees and brokers. The Boulos Company's brokerage activity volume in 2020 totaled in excess of \$338 million with 297 transactions. Visit our website at www.boulos.com.

July 2021 Transactions

QA Cafe **100 Main Street, Dover, NH** **7,590± SF**

[QA Cafe](#) leased office space at 100 Main Street in Dover from landlord Cocheco Mills Holdings, LLC. The tenant is a dynamic software company composed of experts in networking, consumer electronics, and security.

The transaction was arranged by Caitlin Burke.

Treworgy and Baldacci **1896 Lisbon Street, Lewiston** **4,020± SF**

[Treworgy and Baldacci](#) leased office space at 1896 Lisbon Street in Lewiston from landlord Connor Realty, LLC. The tenant provides real estate closing services to lenders, brokers, purchasers, and sellers. The tenant will be relocating their offices from Auburn to this brand-new building.

The transaction was arranged by Nick Lucas.

Spurwink **Bayside Center, 60-62 Elm Street, Portland, ME** **3,560± SF**

[Spurwink](#) expanded their office footprint at Bayside Center in Portland. The tenant provides behavioral health and education services for children, adults, and families. This is their second expansion in the Bayside Center since originally leasing in 2018.

The transaction was arranged on behalf of the tenant by Samantha Marinko and Greg Boulos and on behalf of the Landlord by Nate Stevens and Jon Rizzo.

Quality Care Access **Atlantic Place, South Portland, ME** **2,329± SF**

[Quality Care Access](#) leased office space at Atlantic Place in South Portland from landlord 341 Park, LLC. The tenant is a social and human services agency dedicated to providing services to individuals with intellectual or developmental disabilities and autism in a safe and caring environment to maintain a healthy social life and have hope for their future.

The transaction was arranged on behalf of the landlord by John Finegan and on behalf of the tenant by Samantha Marinko and Greg Boulos.

Miri Capital Management LLC **100 Commercial Street, Portland, ME** **1,013± SF**

[Miri Capital Management LLC](#) leased office space at 100 Commercial Street in Portland from landlord Soley Wharf LLC. The tenant focuses on micro and small cap companies in emerging and developed equity markets.

The transaction was arranged on behalf of the tenant by Nate Stevens and Samantha Marinko and on behalf of the landlord by Peter Harrington of Malone Commercial Brokers.

Rune Acupuncture **60 Pineland Drive, New Gloucester, ME** **576± SF**

[Rune Acupuncture](#) leased office space at Pineland Center in New Gloucester from landlord October Corporation.

The transaction was arranged by John Finegan.

LEASES - RETAIL

AAA Northern New England **197 Civic Center Drive, Augusta, ME** **3,000± SF**

[AAA Northern New England](#) leased retail space at 197 Civic Center Drive in Augusta from landlord WS Development. AAA provides more than 61 million members with automotive, travel, insurance, and financial services through its federation of 32 motor clubs and more than 1,000 branch offices across North America.

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company and Adie Jessup and Jason Ward of Cushman & Wakefield and on behalf of the landlord by Nick Margitza of WS Development.

July 2021 Transactions

Fiore Interiors **106 Lafayette Street, Yarmouth, ME** **1,800± SF**

[Fiore Interiors](#) has leased retail space at Lower Falls Landing in Yarmouth from landlord SEKA Properties, LLC. The tenant offers full-service interior design and will be expanding their retail furniture and decor store, Fiore Home.

The transaction was arranged on behalf of the landlord by Mike Cobb of Colliers International and on behalf of the tenant by Jessica Estes and John Finegan.

Thai With Us **75 Airport Road, Augusta, ME** **1,656± SF**

Thai With Us leased restaurant space at 75 Airport Road in Augusta from the State of Maine. The tenant is opening up a new Thai restaurant. This will be their second location in Maine.

The transaction was arranged by Chris Paszyc, CCIM, SIOR and Joseph Italiaander.

Nighthawk's Kitchen, LLC **Freeport Crossing, Freeport, ME** **1,500± SF**

[Nighthawk's Kitchen](#) has leased retail space at the new Mast Landing Brewery location at Freeport Crossing. The mission and focus of Nighthawk's Kitchen is on creating an original, approachable take on American and international comfort food inspired by the recipes we all crave and using the freshest locally-sourced ingredients.

The transaction was arranged by John Finegan.

M.A. Storck **32 Main Street, Freeport** **605± SF**

[M.A. Storck](#) leased retail space at 32 Main Street in Freeport from landlord Bowe Family, LLC. Since 1950, M.A. Storck, has been a leading buyer and seller of coins, gold, silver, and collectibles in Maine, and a trusted authority throughout New England. The tenant is relocating from Portland to Freeport and will be open in August 2021.

The transaction was arranged by on behalf of the tenant by Greg Boulos and Samantha Marinko and on behalf of the landlord by Kevin Fletcher of Keller Williams Realty.

LEASES - INDUSTRIAL

Battery Steele Brewing **60 Gray Road, Building 1, Falmouth** **4,610± SF**

[Battery Steele Brewing](#) leased industrial/warehouse space at 60 Gray Road in Falmouth from landlord Deering Ave Associates, LLC.

The tenant currently uses the space for warehousing. Battery Steele Brewing strives to offer a wide variety of craft beer styles, frequently rotating through new ideas, variations, ingredients, and concepts to not only offer the community something new, but also to continue to challenge themselves as brewers.

The transaction was arranged by Jon Rizzo.

Toni's Touch Beauty Supply, LLC **809 Portland Road, Saco** **2,888± SF**

[Toni's Touch Beauty Supply, LLC](#) leased industrial space at 809 Portland Road in Saco from landlord Tarbox Land Corporation. The tenant plans on using the space for wholesale/distribution for beauty supply businesses.

The transaction was arranged on behalf of the landlord by Nate Stevens and Samantha Marinko and on behalf of the tenant by Noah Stebbins.

TCB Telecom, LLC **100 Tri City Road, Somersworth, NH** **2,335± SF**

TCB Telecom, LLC leased industrial space at 100 Tri City Road in Somersworth from landlord 100 Tri City, LLC.

The transaction was arranged by Katherine Gemmecke and Kent White.

July 2021 Transactions

Terracea, Inc.

100 Tri City Road, Unit 5, Somersworth, NH

1,533± SF

[Terracea, Inc.](#) leased industrial space at 100 Tri City Road in Somersworth from landlord 100 Tri City LLC. The tenant is a premium tech outerwear and gear store.

The transaction was arranged by Kent White.

Ace Hardware Corporation

170 John Roberts Road, South Portland, ME

1,500± SF

[Ace Hardware Corporation](#) leased industrial space at 170 John Roberts Road in South Portland from landlord Carbo Company.

The transaction was arranged on behalf of the landlord by Joseph Italiaander and on behalf of the tenant by Roxane Cole of Roxane Cole Commercial Real Estate, LLC and Todd C. Schaefer of J.L.L.