

ALL PURPOSE STORAGE

550 BEACH ROAD, LINCOLNVILLE, ME 04849

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SECTION 1

Executive Summary

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OFFERING SUMMARY // All Purpose Storage

550 Beach Road, Lincolnville, ME 04849

Purchase Price	\$3,600,000
Price Per Rentable Square Foot	\$97.31
Current Physical Occupancy	80.00%
Current Economic Occupancy	91.74%
Current Cap Rate	7.30%
Year One Cap Rate	8.73%
Year Two Cap Rate	9.41%
Year Three Cap Rate	9.97%
Year Four Cap Rate	10.56%
Year Five Cap Rate	11.17%
Net Rentable Square Feet	36,995
Lot Size (Acres)	9.00
Year Built / Renovated	1996 / 2020

PROPERTY HIGHLIGHTS

- Coastal Maine Self-Storage Offering
- Located About 35 Miles East of Augusta in Lincolnville, Maine
- 36,995 Net Rentable Square Feet
- 25 Climate-Controlled Units and 243 Non-Climate Controlled Units
- Stabilized Facility: 80 Percent Physical Occupancy
- Room For Expansion
- Affluent Market: Average Household Income Within One, Three, and Five Miles is Above the National Average
- Average Household Income: 1-Mile: \$101,259 | 3-Miles: \$105,341 | 5-Miles: \$109,437
- Growing Surrounding Population: Over 11% Increase Within a Five-Mile Radius Since 2010



PROPERTY SUMMARY // All Purpose Storage



Property Summary	
Property Address	550 Beach Rd Lincolnvile, ME 04849
Assessors Parcel Numbers	LINE M:028 L:054
Net Rentable Square Feet	36,995
Total Units	268
Lot Size (Acres)	9
Year Built / Renovated	1996 / 2020
Number of Buildings	6
Number of Stories	1
Foundation	Concrete
Framing	Steel
Exterior Walls	Metal
Parking Surface	Paved
Roof	Metal

SECTION 2

Financial Analysis

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UNIT MIX SUMMARY // All Purpose Storage

Climate-Controlled														
Dimensions			Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income
5	X	5	25	4	100	\$77	\$308	\$3,696	\$104	\$417	\$4,998	\$115	\$459	\$5,511
5	X	10	50	4	200	\$131	\$524	\$6,288	\$177	\$709	\$8,504	\$195	\$781	\$9,376
5	X	15	75	6	450	\$129	\$774	\$9,288	\$174	\$1,047	\$12,561	\$192	\$1,154	\$13,849
10	X	10	100	7	700	\$216	\$1,512	\$18,144	\$292	\$2,045	\$24,538	\$322	\$2,254	\$27,053
10	X	15	150	4	600	\$228	\$912	\$10,944	\$308	\$1,233	\$14,801	\$340	\$1,360	\$16,318
				25	2,050			\$4,030			\$5,450			\$65,402

Non-Climate-Controlled																
Dimensions			Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income		
5	X	5	25	12	325	\$47	\$564	\$6,768	\$64	\$763	\$9,153	\$70	\$841	\$10,091		
5	X	10	50	41	1,900	\$57	\$2,337	\$28,044	\$77	\$3,161	\$37,927	\$85	\$3,485	\$41,814		
5	X	15	75	32	2,400	\$63	\$2,016	\$24,192	\$85	\$2,726	\$32,717	\$94	\$3,006	\$36,071		
10	X	10	100	44	4,500	\$87	\$3,828	\$45,936	\$118	\$5,177	\$62,124	\$130	\$5,708	\$68,492		
10	X	15	150	48	7,200	\$119	\$5,712	\$68,544	\$161	\$7,725	\$92,699	\$177	\$8,517	\$102,201		
10	X	20	200	42	8,600	\$137	\$5,754	\$69,048	\$185	\$7,782	\$93,381	\$204	\$8,579	\$102,952		
10	X	30	300	12	3,300	\$199	\$2,388	\$28,656	\$269	\$3,230	\$38,754	\$297	\$3,561	\$42,727		
40	X	14	560	12	6,720	\$429	\$5,148	\$61,776	\$580	\$6,962	\$83,546	\$640	\$7,676	\$92,109		
				243	34,945			\$27,747			\$37,525			\$450,301	\$41,371	\$496,456

Total Unit Mix									
		Total Units	Total NRSF	Current Gross Potential Monthly Income	Current Gross Potential Annual Income	Year Three Gross Potential Monthly Income	Year Three Gross Potential Annual Income	Year Five Gross Potential Monthly Income	Year Five Gross Potential Annual Income
Climate-Controlled		25	2,050	\$ 4,030	\$ 48,360	\$ 5,450	\$ 65,402	\$ 6,009	\$ 72,106
Non-Climate-Controlled		243	34,945	\$ 27,747	\$ 332,964	\$ 37,525	\$ 450,301	\$ 41,371	\$ 496,456
		268	36,995	\$ 31,777	\$ 381,324	\$ 42,975	\$ 515,703	\$ 47,380	\$ 568,562

All Purpose Storage // INCOME & EXPENSE

INCOME		Current			Year One			Year Two			Year Three			Year Four			Year Five							
Gross Potential Rental Income		\$	381,324	\$10.31SF		\$	438,523	\$11.85SF		\$	491,145	\$13.28SF		\$	515,703	\$13.94SF		\$	541,488	\$14.64SF		\$	568,562	\$15.37SF
Physical Vacancy	20.00%	\$	(76,275)	\$2.06SF	10.00%	\$	(43,852)	\$1.19SF	10.00%	\$	(49,115)	\$1.33SF	10.00%	\$	(51,570)	\$1.39SF	10.00%	\$	(54,149)	\$1.46SF	10.00%	\$	(56,856)	\$1.54SF
Rate Variance	-11.75%	\$	44,795	-\$1.21SF	0.00%	\$	-	\$0.00SF	5.00%	\$	(24,557)	\$0.66SF	5.00%	\$	(25,785)	\$0.70SF	5.00%	\$	(27,074)	\$0.73SF	5.00%	\$	(28,428)	\$0.77SF
Total Economic Vacancy	8.26%	\$	(31,480)	\$0.85SF	10.00%	\$	(43,852)	\$1.19SF	15.00%	\$	(73,672)	\$1.99SF	15.00%	\$	(77,355)	\$2.09SF	15.00%	\$	(81,223)	\$2.20SF	15.00%	\$	(85,284)	\$2.31SF
Effective Gross Rental Income		\$	349,844	\$9.46SF		\$	394,670	\$10.67SF		\$	417,474	\$11.28SF		\$	438,347	\$11.85SF		\$	460,265	\$12.44SF		\$	483,278	\$13.06SF
Fee Income		\$	7,814	\$0.21SF		\$	8,815	\$0.24SF		\$	9,324	\$0.25SF		\$	9,791	\$0.26SF		\$	10,280	\$0.28SF		\$	10,794	\$0.29SF
Insurance Income		\$	26,491	\$0.72SF		\$	29,885	\$0.81SF		\$	31,612	\$0.85SF		\$	33,193	\$0.90SF		\$	34,852	\$0.94SF		\$	36,595	\$0.99SF
Total Other Income		\$	34,305	\$0.93SF		\$	38,700	\$1.05SF		\$	40,936	\$1.11SF		\$	42,983	\$1.16SF		\$	45,132	\$1.22SF		\$	47,389	\$1.28SF
Effective Gross Income		\$	384,149	\$10.38SF		\$	433,371	\$11.71SF		\$	458,410	\$12.39SF		\$	481,330	\$13.01SF		\$	505,397	\$13.66SF		\$	530,667	\$14.34SF
Average Monthly Income		\$	32,012	\$0.87SF		\$	36,114	\$0.98SF		\$	38,201	\$1.03SF		\$	40,111	\$1.08SF		\$	42,116	\$1.14SF		\$	44,222	\$1.20SF
EXPENSES		Current			Year One			Year Two			Year Three			Year Four			Year Five							
Real Estate Taxes		\$	16,243	\$0.44SF		\$	21,620	\$0.58SF		\$	22,161	\$0.60SF		\$	22,715	\$0.61SF		\$	23,282	\$0.63SF		\$	23,864	\$0.65SF
Insurance		\$	9,627	\$0.26SF		\$	9,867	\$0.27SF		\$	10,114	\$0.27SF		\$	10,367	\$0.28SF		\$	10,626	\$0.29SF		\$	10,892	\$0.29SF
Utilities		\$	6,954	\$0.19SF		\$	7,128	\$0.19SF		\$	7,306	\$0.20SF		\$	7,489	\$0.20SF		\$	7,676	\$0.21SF		\$	7,868	\$0.21SF
Marketing & Advertising		\$	25,032	\$0.68SF		\$	12,516	\$0.34SF		\$	9,387	\$0.25SF		\$	8,448	\$0.23SF		\$	7,604	\$0.21SF		\$	6,843	\$0.18SF
Payroll		\$	22,199	\$0.60SF		\$	22,754	\$0.62SF		\$	23,323	\$0.63SF		\$	23,906	\$0.65SF		\$	24,504	\$0.66SF		\$	25,116	\$0.68SF
Repairs & Maintenance		\$	2,404	\$0.06SF		\$	2,464	\$0.07SF		\$	2,525	\$0.07SF		\$	2,588	\$0.07SF		\$	2,653	\$0.07SF		\$	2,719	\$0.07SF
Credit Card & Bank Fees		\$	9,565	\$0.26SF		\$	10,791	\$0.29SF		\$	11,414	\$0.31SF		\$	11,985	\$0.32SF		\$	12,584	\$0.34SF		\$	13,213	\$0.36SF
Office Expense		\$	300	\$0.01SF		\$	308	\$0.01SF		\$	315	\$0.01SF		\$	323	\$0.01SF		\$	331	\$0.01SF		\$	339	\$0.01SF
Computer & Software		\$	6,689	\$0.18SF		\$	6,856	\$0.19SF		\$	7,027	\$0.19SF		\$	7,203	\$0.19SF		\$	7,383	\$0.20SF		\$	7,568	\$0.20SF
Landscaping & Snow Removal		\$	2,080	\$0.06SF		\$	2,132	\$0.06SF		\$	2,185	\$0.06SF		\$	2,240	\$0.06SF		\$	2,296	\$0.06SF		\$	2,353	\$0.06SF
General & Administrative		\$	1,037	\$0.03SF		\$	1,063	\$0.03SF		\$	1,090	\$0.03SF		\$	1,117	\$0.03SF		\$	1,145	\$0.03SF		\$	1,173	\$0.03SF
Off-Site Management Fees	5.00%	\$	19,207	\$0.52SF	5.00%	\$	21,669	\$0.59SF	5.00%	\$	22,920	\$0.62SF	5.00%	\$	24,067	\$0.65SF	5.00%	\$	25,270	\$0.68SF	5.00%	\$	26,533	\$0.72SF
Total Operating Expenses	31.6%	\$	121,337	\$3.28SF	27.5%	\$	119,166	\$3.22SF	26.1%	\$	119,768	\$3.24SF	25.4%	\$	122,447	\$3.31SF	24.8%	\$	125,353	\$3.39SF	24.2%	\$	128,483	\$3.47SF
Net Operating Income		\$	262,812	\$7.10SF		\$	314,204	\$8.49SF		\$	338,642	\$9.15SF		\$	358,884	\$9.70SF		\$	380,044	\$10.27SF		\$	402,184	\$10.87SF

All Purpose Storage // FINANCIAL ASSUMPTIONS

Gross Potential Rent Growth	
Year One	15.00%
Year Two	12.00%
Year Three	5.00%
Year Four	5.00%
Year Five	5.00%

Effective Gross Income Growth	
Year One	12.81%
Year Two	5.78%
Year Three	5.00%
Year Four	5.00%
Year Five	5.00%

Net Operating Income Growth	
Year One	19.55%
Year Two	7.78%
Year Three	5.98%
Year Four	5.90%
Year Five	5.83%

Comments	
1.	Year One RE Taxes are Based on a Market Value of \$2,300,000
2.	Income is Based on 2025 Actual Income Annualized; Other Income is Increased Based on Percentage Change of Gross Rental Income
3.	Expenses are Based on 2025 Actual Expenses; Future Expenses are Increased by 2.5% Year-Over-Year
4.	A Management Fee is Added to Expenses Based on 5% of Gross Income
5.	General & Administrative Includes Licenses & Fees

Property Tax	
Current Market Value	\$1,728,000
Current Assessed Value	\$1,728,000
Current Tax Rate	0.94%
Current RE Tax Expense	\$16,243
Year One Market / Assessed Value	\$2,300,000 / \$2,300,000
Year One Tax Bill	\$21,620
County	Waldo
Revaluation Cycle	Annually

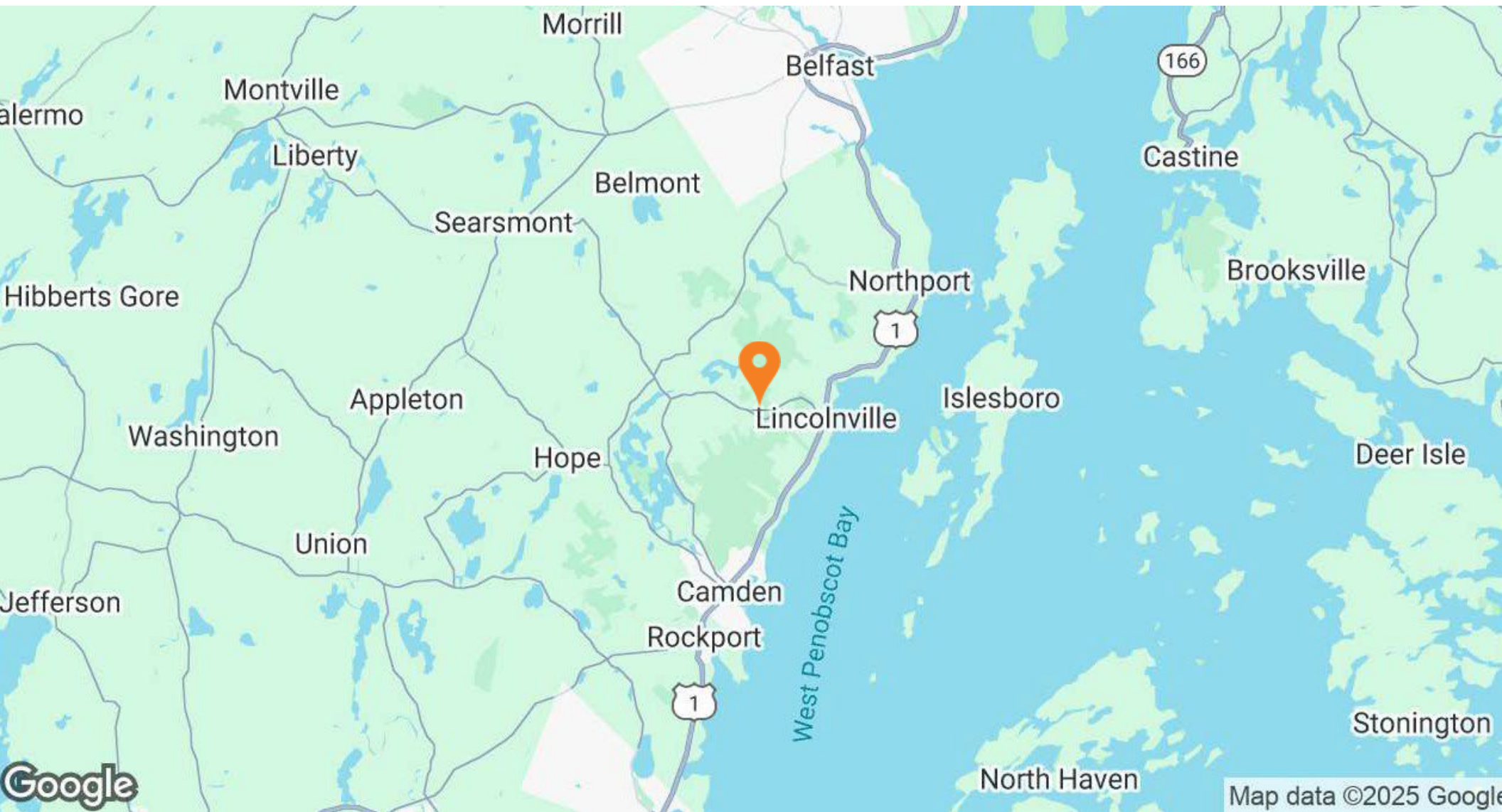
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SECTION 3

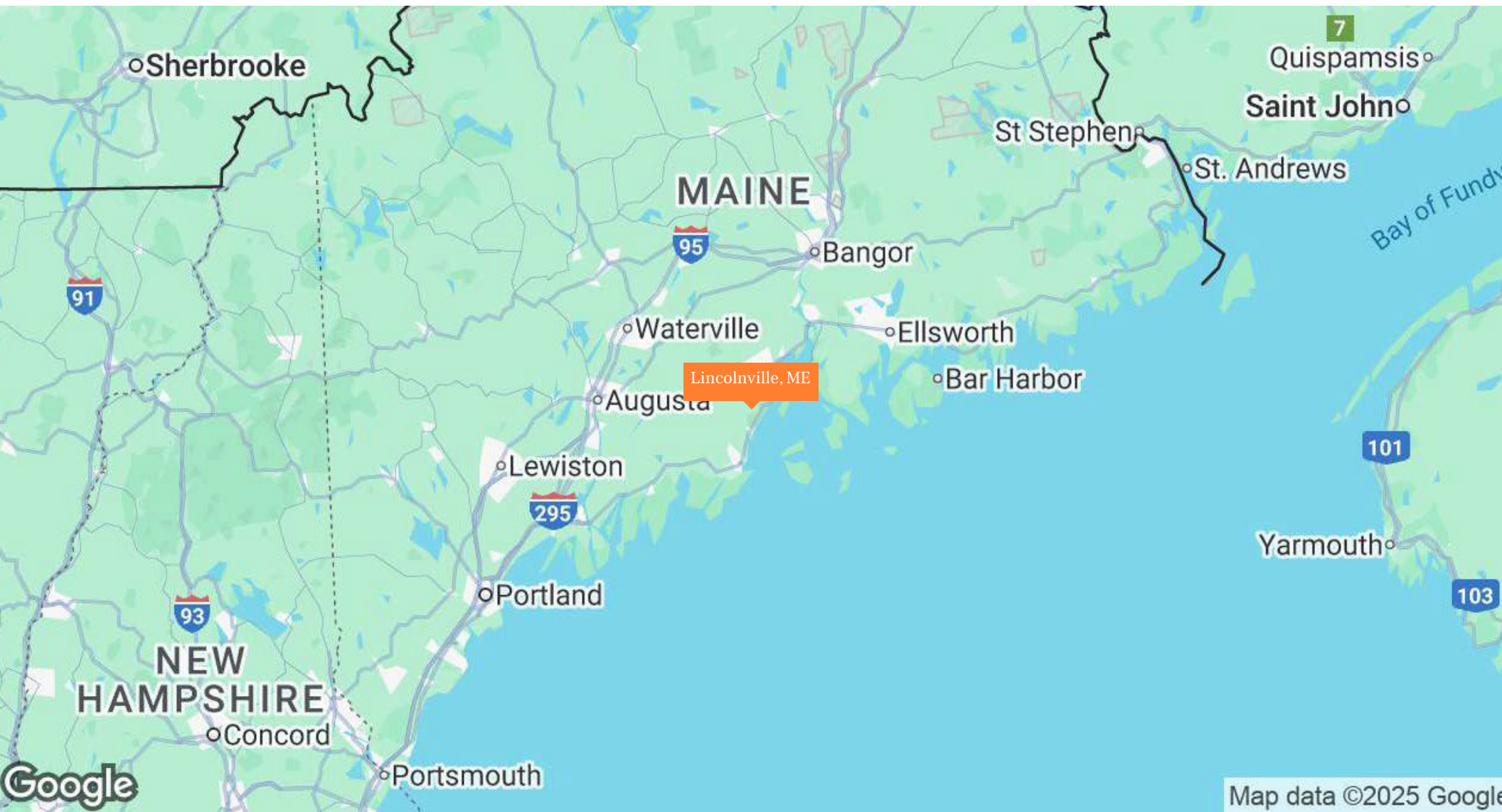
Property Information

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LOCAL MAP // **All Purpose Storage - Lincolnville**



All Purpose Storage - Lincolnville // REGIONAL MAP



PARCEL OUTLINE // All Purpose Storage



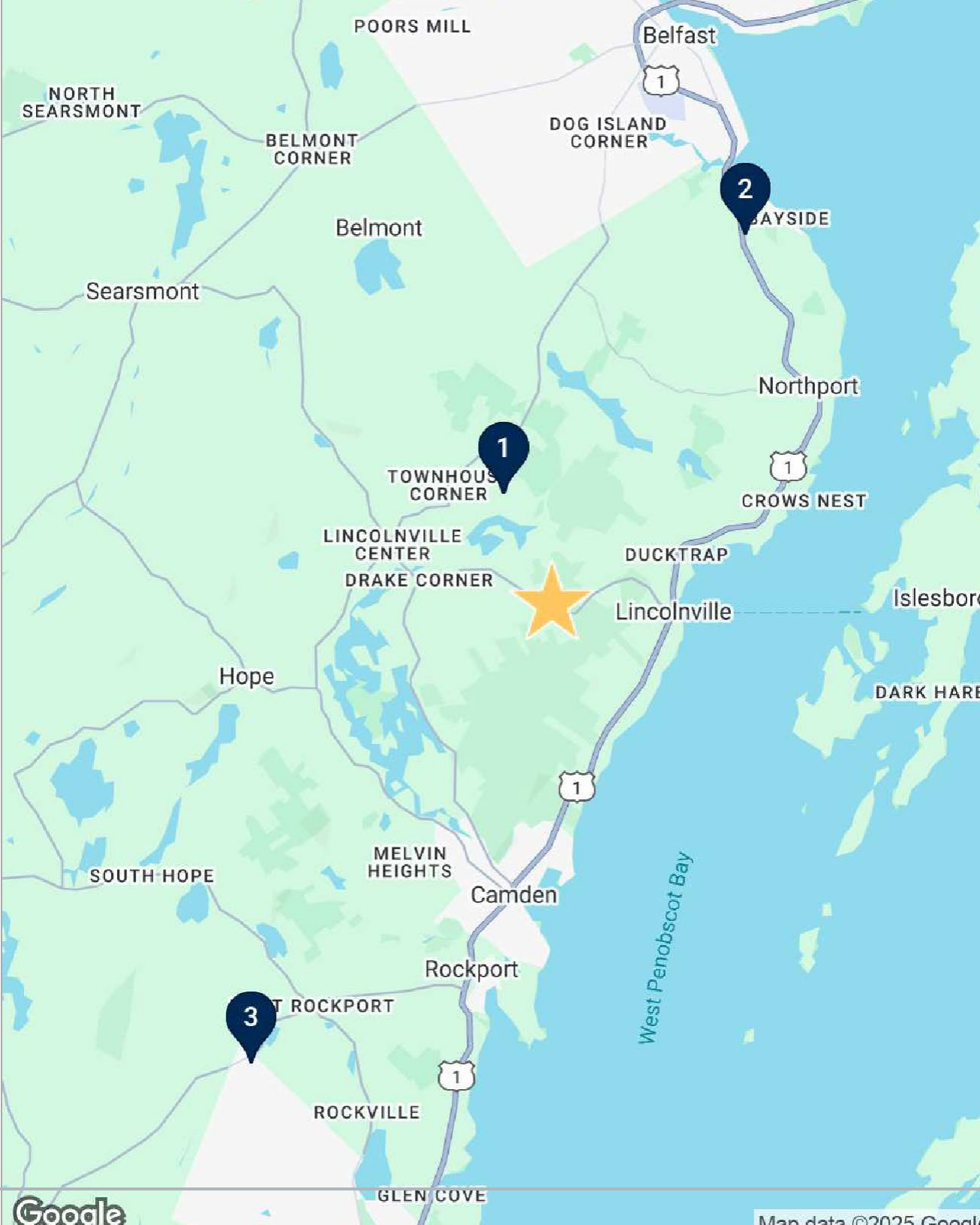
SECTION 4

Rent Comparables

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RENT COMPS MAP

- ★ All Purpose Storage - Lincolnville
- ★ Lincolnville Storage
- 1 All Coastal Storage
- 2 Swift Storage



All Purpose Storage - Lincolnville // RENT COMPS

 **All Purpose Storage - Lincolnville**
550 Beach Rd, Lincolnville, ME 04849

 Year Built 1996



PROPERTY INFORMATION

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT	RENT/SF
05X10 CC	\$131.00	50 SF	\$131	\$2.62
10X10 CC	\$216.00	100 SF	\$216	\$2.16
10X10 NC	\$87.00	100 SF	\$87	\$0.87
10X15 CC	\$228.00	150 SF	\$228	\$1.52
10X15 NC	\$119.00	150 SF	\$119	\$0.84
10X20 NC	\$137.00	200 SF	\$137	\$0.89

 **Lincolnville Storage**
539 Slab City Rd, Lincolnville, ME 04849

 30 Units |  Year Built 2018



PROPERTY INFORMATION

Lot Size:	3 Acres	Gross SF:	4,079 SF	
Rentable SF:	3,671 SF			
UNIT TYPE	RENT/UNIT	SF/UNIT	RENT	RENT/SF
10x05 NC	\$60.00	50 SF	\$60	\$1.20
10x10 NC	\$100.00	100 SF	\$100	\$1.00
10x15 NC	\$130.00	150 SF	\$130	\$0.87
10x20 NC	\$150.00	200 SF	\$150	\$0.75

*Located about 1.99 miles from subject property

RENT COMPS // All Purpose Storage - Lincolnville

2 All Coastal Storage
1230 Atlantic Hwy, Northport, ME 04849

 50 Units |  Year Built 1



*Located about 7.16 miles from subject property

PROPERTY INFORMATION

Lot Size:	2.64 Acres	Gross SF:	5,000 SF
Rentable SF:	5,000 SF		

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT	RENT/SF
05X10 NC	\$67.00	50 SF	\$67	\$1.34
10X10 NC	\$96.00	100 SF	\$96	\$0.96
10X20 NC	\$155.00	200 SF	\$155	\$0.78
10X30 NC	\$225.00	300 SF	\$225	\$0.75

3 Swift Storage
35 Farwell Dr, Rockland, ME 04841

 300 Units |  Year Built 1996



*Located about 9.57 miles from subject property

PROPERTY INFORMATION

Lot Size:	6.62 Acres	Gross SF:	40,000 SF
Rentable SF:	35,000 SF		

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT	RENT/SF
05X10 NC	\$80.00	50 SF	\$80	\$1.60
10X10 NC	\$120.00	100 SF	\$120	\$1.20
10X15 NC	\$140.00	150 SF	\$140	\$0.93
10X20 NC	\$170.00	200 SF	\$170	\$0.80

SECTION 5

Market Overview

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All Purpose Storage - Lincolnville // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	185	1,709	5,625
2025 Estimate			
Total Population	181	1,677	5,502
2020 Census			
Total Population	173	1,610	5,313
2010 Census			
Total Population	162	1,502	4,949
Daytime Population			
2025 Estimate	129	1,205	4,017
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	61	769	2,529
2025 Estimate			
Total Households	60	754	2,468
Average (Mean) Household Size	2.3	2.2	2.2
2020 Census			
Total Households	58	725	2,353
2010 Census			
Total Households	55	688	2,208

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$250,000 or More	8.9%	9.4%	8.3%
\$200,000-\$249,999	4.0%	4.4%	4.0%
\$150,000-\$199,999	5.3%	5.8%	8.7%
\$125,000-\$149,999	3.9%	4.5%	5.8%
\$100,000-\$124,999	11.9%	11.0%	11.6%
\$75,000-\$99,999	21.9%	22.0%	20.5%
\$50,000-\$74,999	14.4%	15.1%	15.2%
\$35,000-\$49,999	13.9%	13.0%	10.6%
\$25,000-\$34,999	6.3%	5.8%	6.9%
\$15,000-\$24,999	3.4%	3.2%	3.2%
Under \$15,000	6.1%	5.8%	5.2%
Average Household Income	\$107,547	\$110,578	\$110,664
Median Household Income	\$81,800	\$82,871	\$85,482
Per Capita Income	\$47,594	\$49,788	\$50,852

DEMOGRAPHICS // All Purpose Storage - Lincolnville

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate	181	1,677	5,502
0 to 4 Years	3.8%	3.5%	3.0%
5 to 14 Years	10.3%	10.1%	9.9%
15 to 17 Years	3.6%	3.5%	3.6%
18 to 19 Years	1.6%	1.6%	1.9%
20 to 24 Years	3.3%	3.4%	3.7%
25 to 29 Years	3.1%	3.1%	3.4%
30 to 34 Years	5.6%	5.3%	4.6%
35 to 39 Years	5.2%	5.1%	4.9%
40 to 49 Years	11.3%	11.3%	11.2%
50 to 59 Years	12.6%	12.7%	13.5%
60 to 64 Years	8.5%	8.8%	9.0%
65 to 69 Years	10.4%	10.3%	9.8%
70 to 74 Years	9.0%	9.2%	8.9%
75 to 79 Years	6.3%	6.7%	6.9%
80 to 84 Years	3.4%	3.4%	3.2%
Age 85+	1.9%	2.1%	2.6%
Median Age	51.0	52.0	53.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	140	1,306	4,289
Elementary (0-8)	0.6%	0.7%	1.0%
Some High School (9-11)	1.3%	1.8%	2.6%
High School Graduate (12)	17.0%	18.0%	19.2%
Some College (13-15)	12.6%	12.4%	12.9%
Associate Degree Only	14.8%	13.0%	9.3%
Bachelor's Degree Only	39.6%	37.0%	33.3%
Graduate Degree	14.2%	17.1%	21.7%
HOUSING UNITS			
Occupied Units			
2030 Projection	94	1,171	3,629
2025 Estimate	92	1,148	3,543
Owner Occupied	69	645	2,057
Renter Occupied	8	107	446
Vacant	33	395	1,075
Persons in Units			
2025 Estimate Total Occupied Units	60	754	2,468
1 Person Units	28.3%	29.2%	29.6%
2 Person Units	43.3%	43.4%	44.4%
3 Person Units	10.0%	10.5%	11.9%
4 Person Units	13.3%	11.4%	9.5%
5 Person Units	3.3%	3.6%	3.1%
6+ Person Units	1.7%	1.9%	1.5%

All Purpose Storage - Lincolnville // DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 5,502. The population has changed by 11.17 percent since 2010. It is estimated that the population in your area will be 5,625 five years from now, which represents a change of 2.2 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 53.0, compared with the U.S. average, which is 40.0. The population density in your area is 70 people per square mile.



EMPLOYMENT

In 2025, 2,715 people in your selected area were employed. The 2010 Census revealed that 60.7 percent of employees are in white-collar occupations in this geography, and 20.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSEHOLDS

There are currently 2,468 households in your selected geography. The number of households has changed by 11.78 percent since 2010. It is estimated that the number of households in your area will be 2,529 five years from now, which represents a change of 2.5 percent from the current year. The average household size in your area is 2.2 people.



HOUSING

The median housing value in your area was \$426,349 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 1,785.00 owner-occupied housing units and 423.00 renter-occupied housing units in your area.



INCOME

In 2025, the median household income for your selected geography is \$85,482, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 84.52 percent since 2010. It is estimated that the median household income in your area will be \$100,163 five years from now, which represents a change of 17.2 percent from the current year.

The current year per capita income in your area is \$50,852, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$110,664, compared with the U.S. average, which is \$103,571.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 52.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.9 percent in the selected area compared with the 19.6 percent in the U.S.

Marcus & Millichap

ALL PURPOSE STORAGE

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