

# Bangor Area Market Forecast

Tanya Emery, City of Bangor  
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# Presentation Overview

- 2013 Review
  - Significant deals and developments
  - Trends in supply and demand
- 2014 Forecast
  - Trends in development
  - 2014 opportunities
- 25 Year Predictions

# Downtown Development

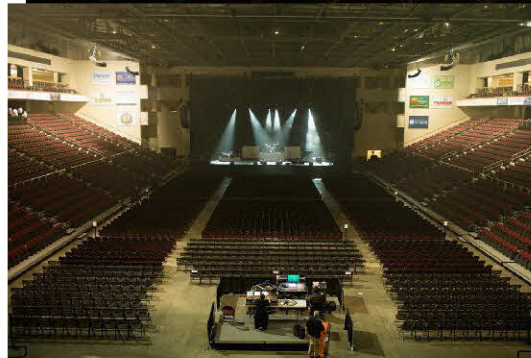
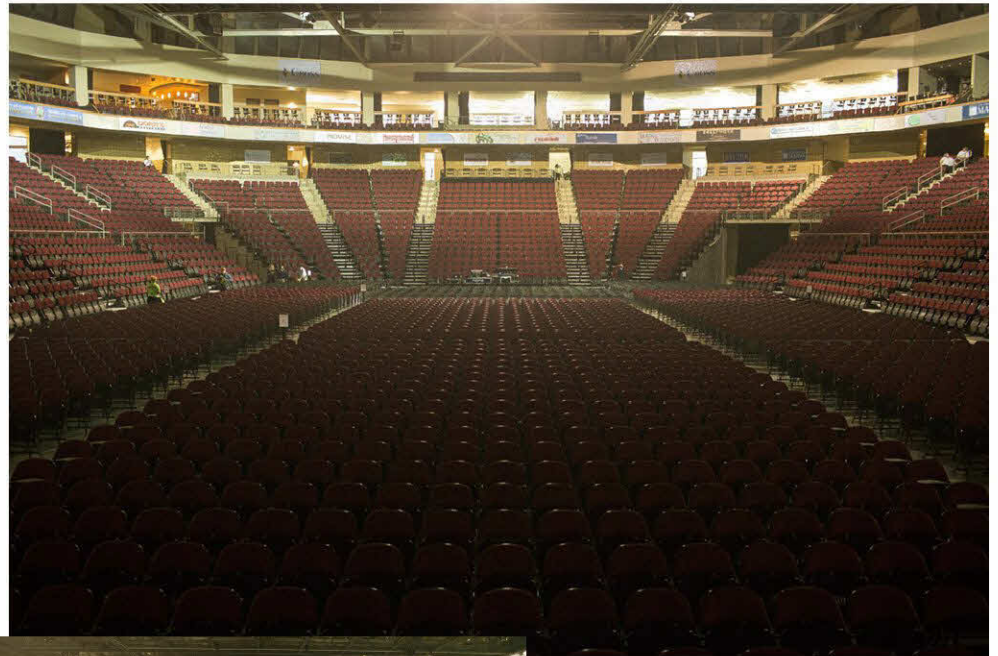
- Rehab of Downtown core continues –
  - 89/91 Main Street
  - 18 Broad Street
  - 25-27 Broad sold, mixed-use rehab planned
- Continued strong growth of restaurant and retail
- Freese's, mixed use rehab of long-vacant space





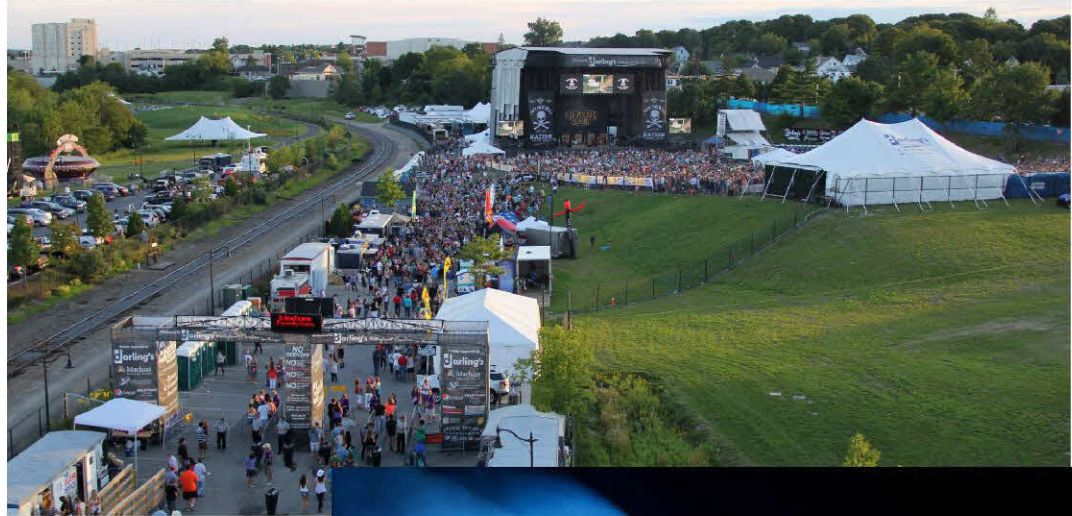
# Main St. – Entertainment Corridor

Cross Insurance Center opens





# Main St. – Entertainment Corridor



# Main St. – Entertainment Corridor

- City's Neighborhood Revitalization Strategy Area helps to improve Main Street neighborhood
- Ocean Properties announces deal for urban Residence Inn next to Cross Insurance Center





# Retail

- Continued rapid growth on Stillwater Ave/Mall area
- New in 2013 - Town Fair Tire, Five Guys, Hobby Lobby, Sweet Frog, Buffalo Wild Wings, Mattress Firm, Harbor Freight Tools
- Bangor Mall continues to be the critical anchor and perform exceptionally well



# Hospitality

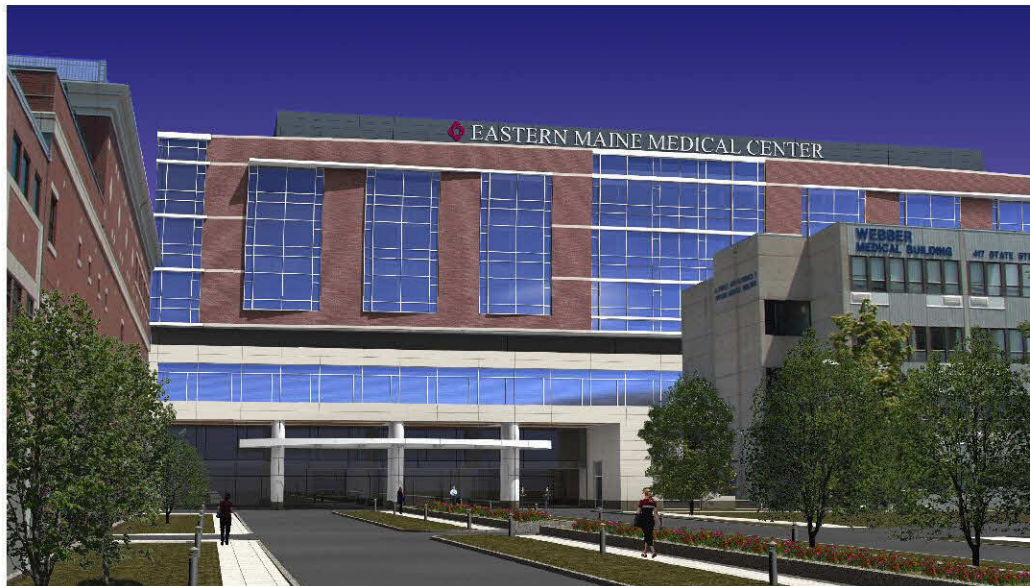
- TownePlace Suites by Marriott began construction, opening Fall '14
  - Fifth new hotel in Bangor in 7 years, with one more announced
  - Maine Course Hospitality's second property on Sylvan Road
  - 82 room, 60,000 square foot extended stay hotel





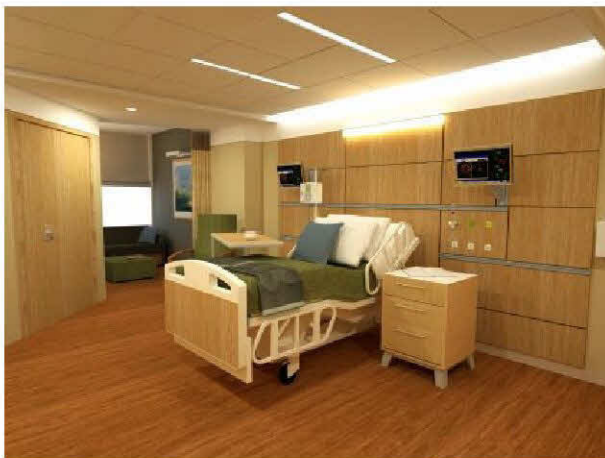
# Medical

- EMMC began construction on \$287 million new tower project – 7 stories, 360,000 sf
- St. Joseph's Healthcare and Penobscot Community Healthcare also expanding
- Many other smaller medical office projects





EMMC new tower - renderings





# Industrial

- C&L Aviation expansions under construction
- Global Montello group builds CNG station
- 120 Rice Street sold, long-vacant





# Bangor Region

- Brownfields clean up of former Old Town Canoe factory
- New Bangor Hydro facilities in Hampden
- University Credit Union headquarters in downtown Orono



## Trends in 2013

- Large industrial spaces vs. demand for small flex spaces
- Demos and rebuilds – McDonald's, Wendy's, several gas and convenience stores
- Medical office extremely hot
- Downtown building rehabs
- Turnover along Main Street

# Important Trends for 2014

- Value markets are poised for new developments, as investors move into these markets looking for higher yields
- Urban mixed-use and medical office are smart bets
- Infill development and in-town housing also growing after years of suburban push
- Inventory mismatch continues in industrial/warehouse/flex space



# 2014 Opportunities

- Downtown/Waterfront
  - 73 Central Street
  - Dakin Building, Broad Street
  - Bangor Daily News, 491 Main
  - Norumbega Hall, 40 Harlow
  - Bangor Hydro facilities
  - Summer Street (City-owned development parcel adjacent to Waterfront Concert site)
  - 1 Merchants Plaza



# 2014 Opportunities

- Retail, Mall Area
  - Former Home Depot, Bangor
- Industrial
  - Garelick Farms facility, Milk Street, Bangor
  - Bangor Daily News printing facility, Hampden
  - FedEx facility, 510 Perry Road, Bangor
  - 489 Odlin Road, Bangor
- Office
  - Former Bank of America, Orono
  - Former Department of Labor, Orono

## 25 Year Predictions

- Waterfront Development and Main Street turnover
- New construction in medical office continues
- Maine Business Enterprise Park at full capacity
- Additional hotel development on Main Street/Downtown and mall area
- Conversion of large industrial spaces for smaller specialty manufacturers



# Questions?

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