



YORK COUNTY MARKET OVERVIEW

Will Armitage
Southern Maine Finance Agency
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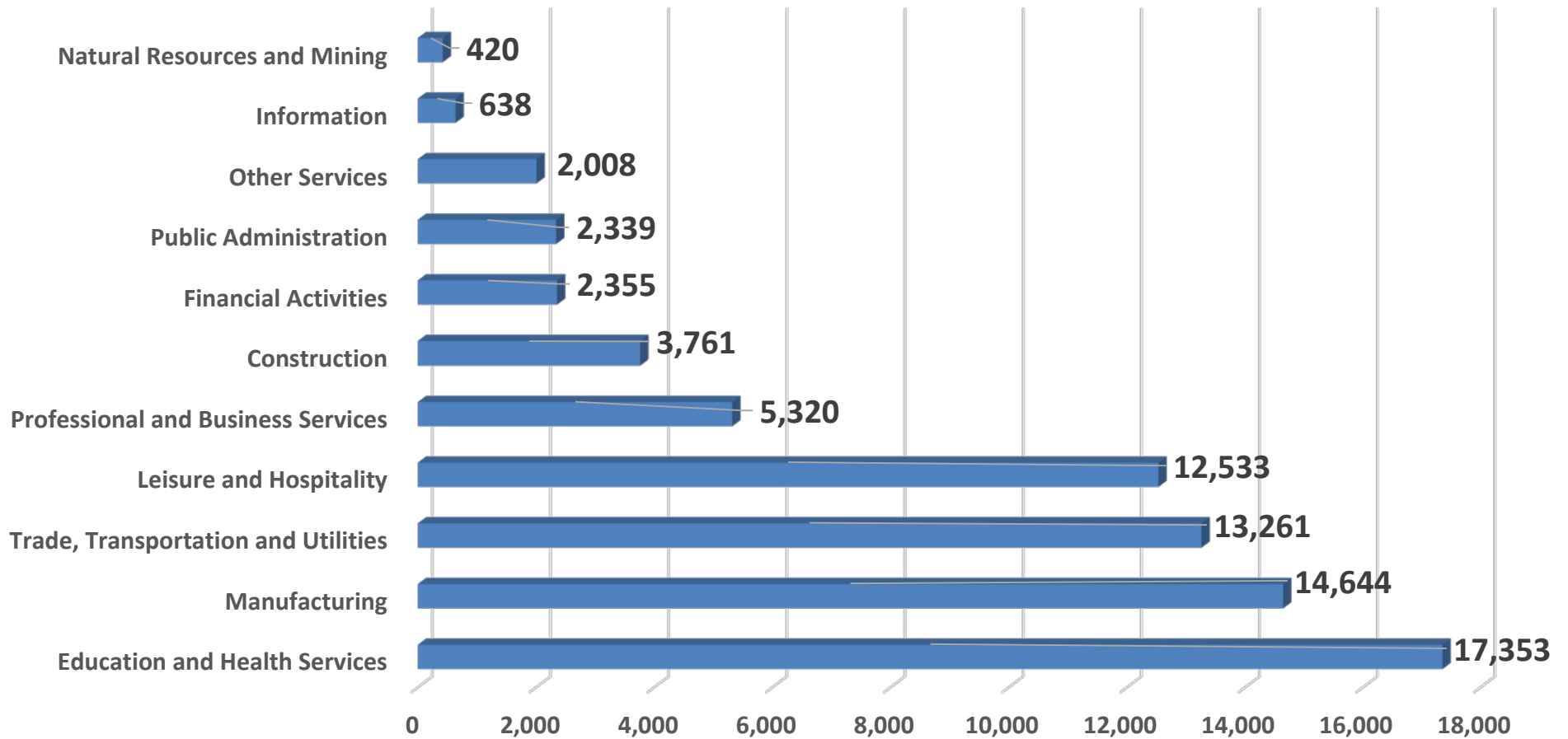


York County Market Overview

- Economy
- Inventory and Vacancy
 - Industrial
 - Retail/Office
- Recent Activity
- Opportunities & Challenges

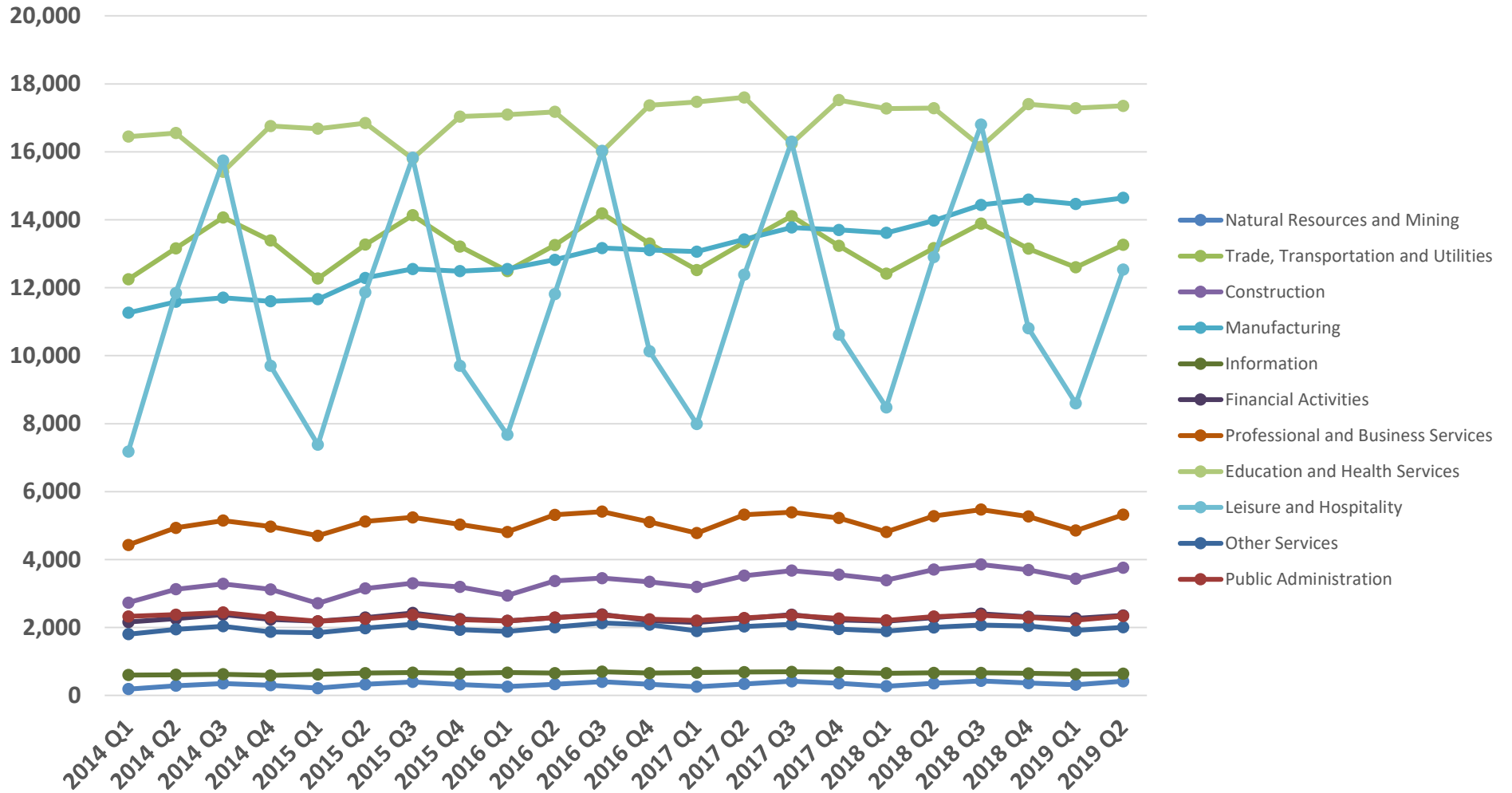
York County Economy

2019 Q2 Total Employment by Super Sector



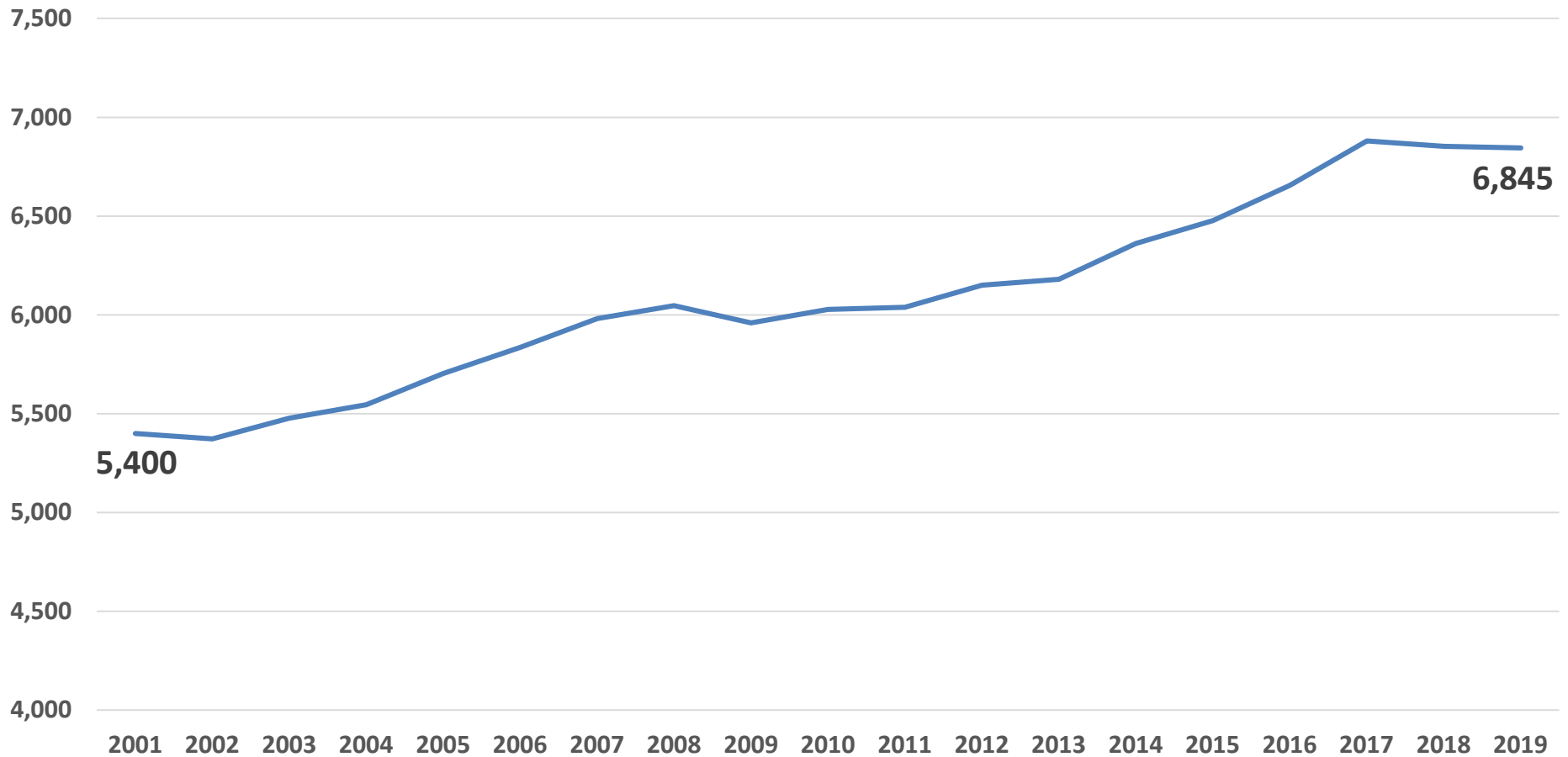
York County Economy, Cont.

Employment by Super Sectors



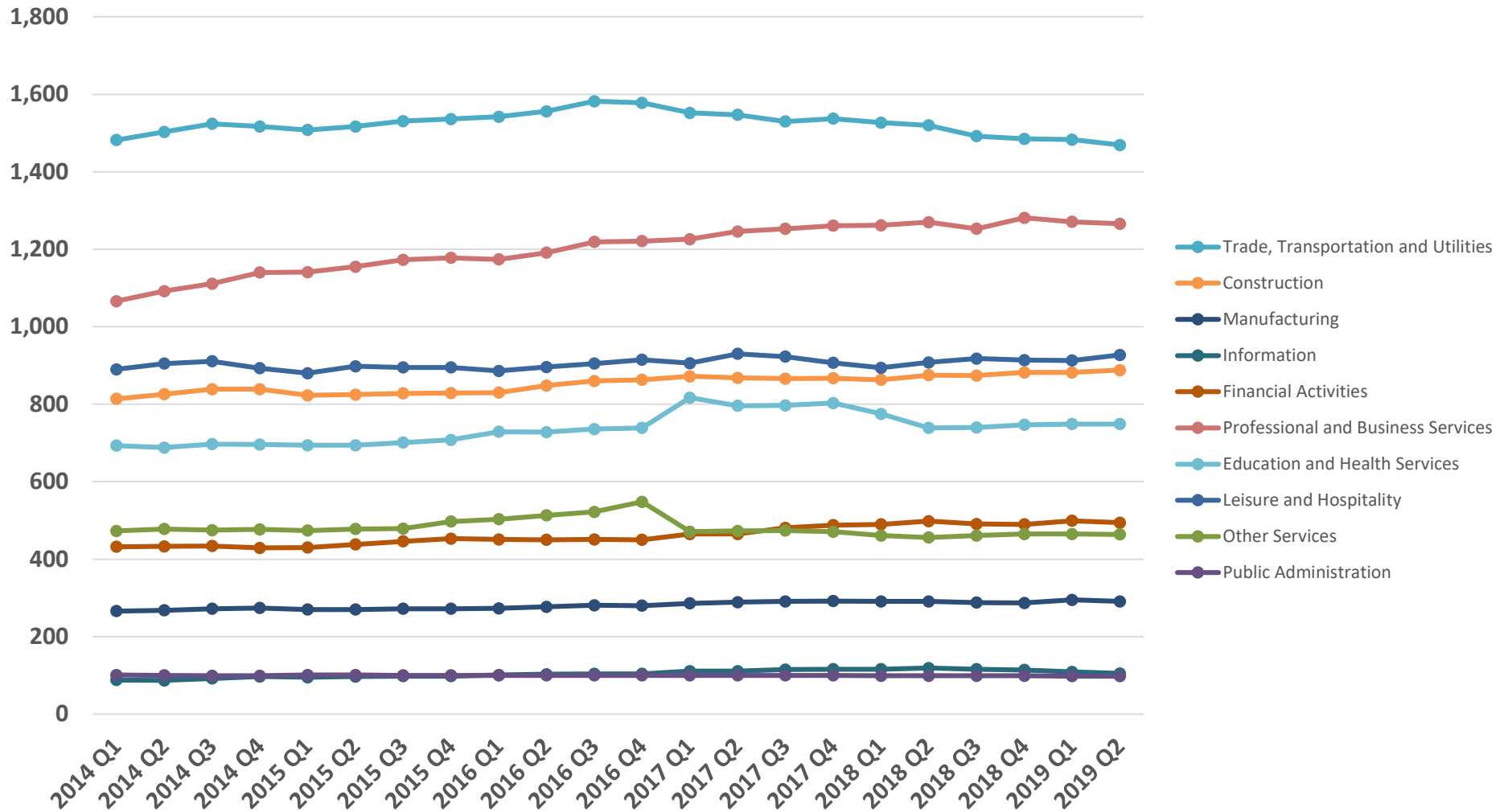
York County Economy, Cont.

of Establishments



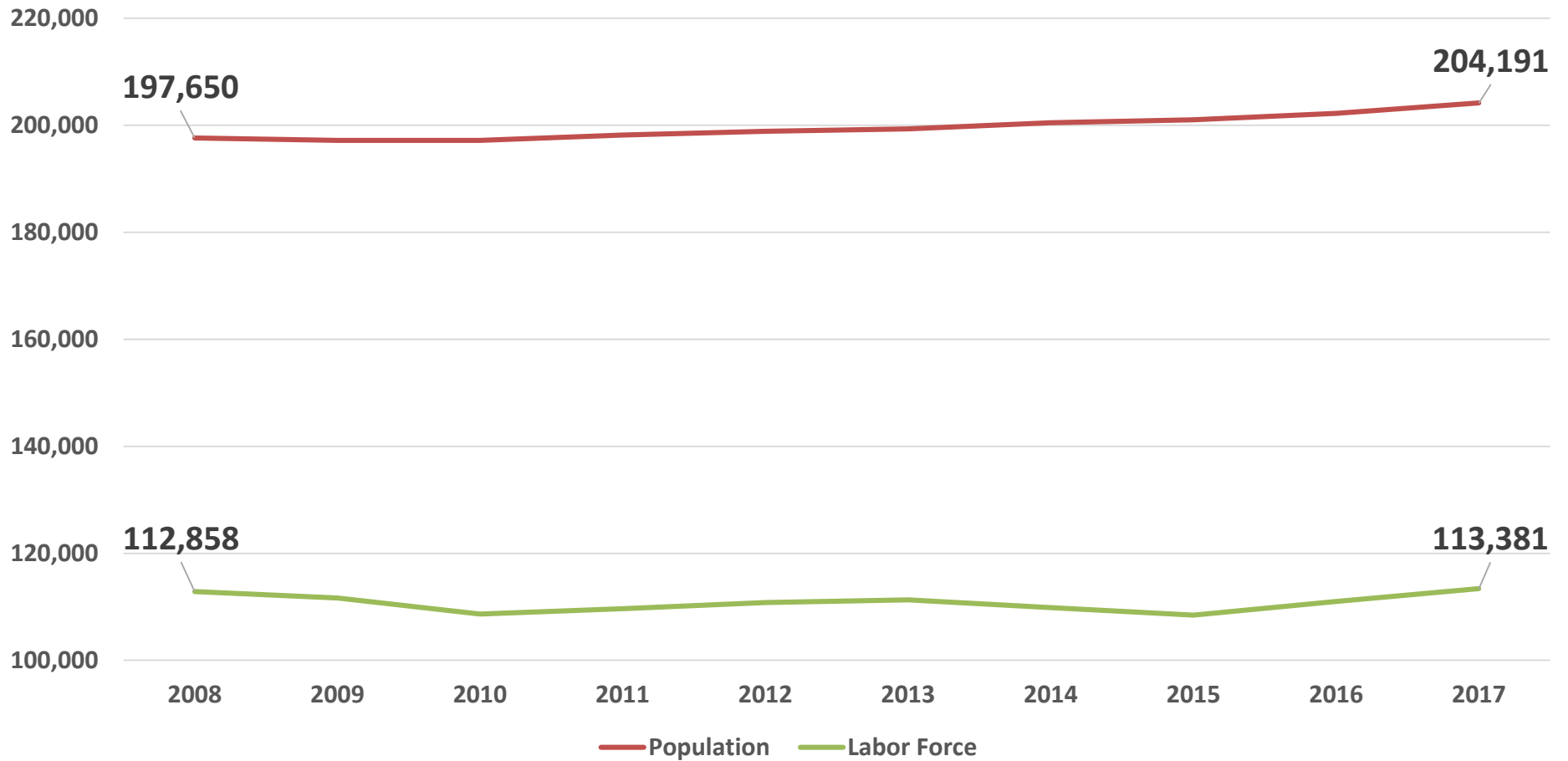
York County Economy, Cont.

Business Establishments by Super Sector



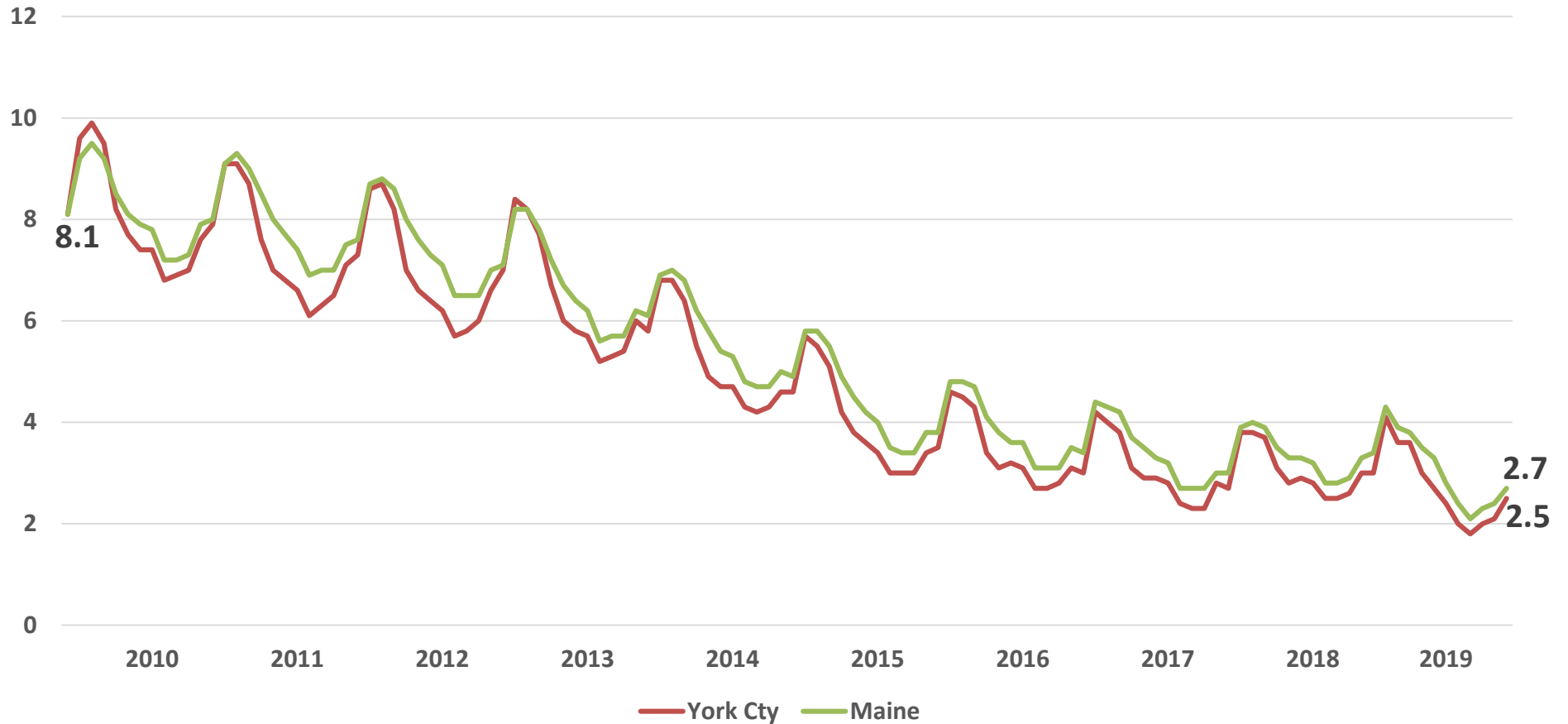
York County Economy, Cont.

Population vs. Labor Force

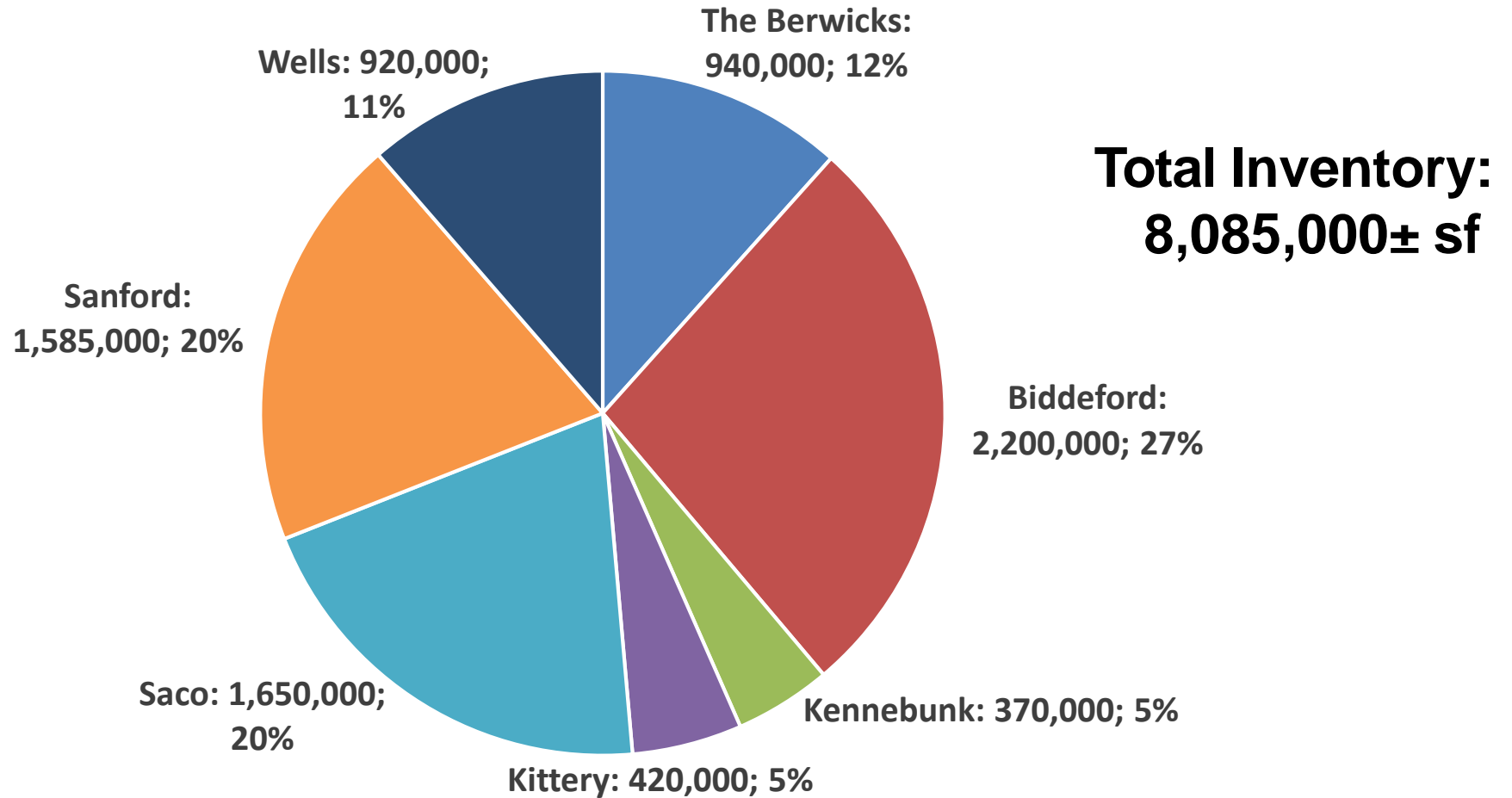


York County Economy, Cont.

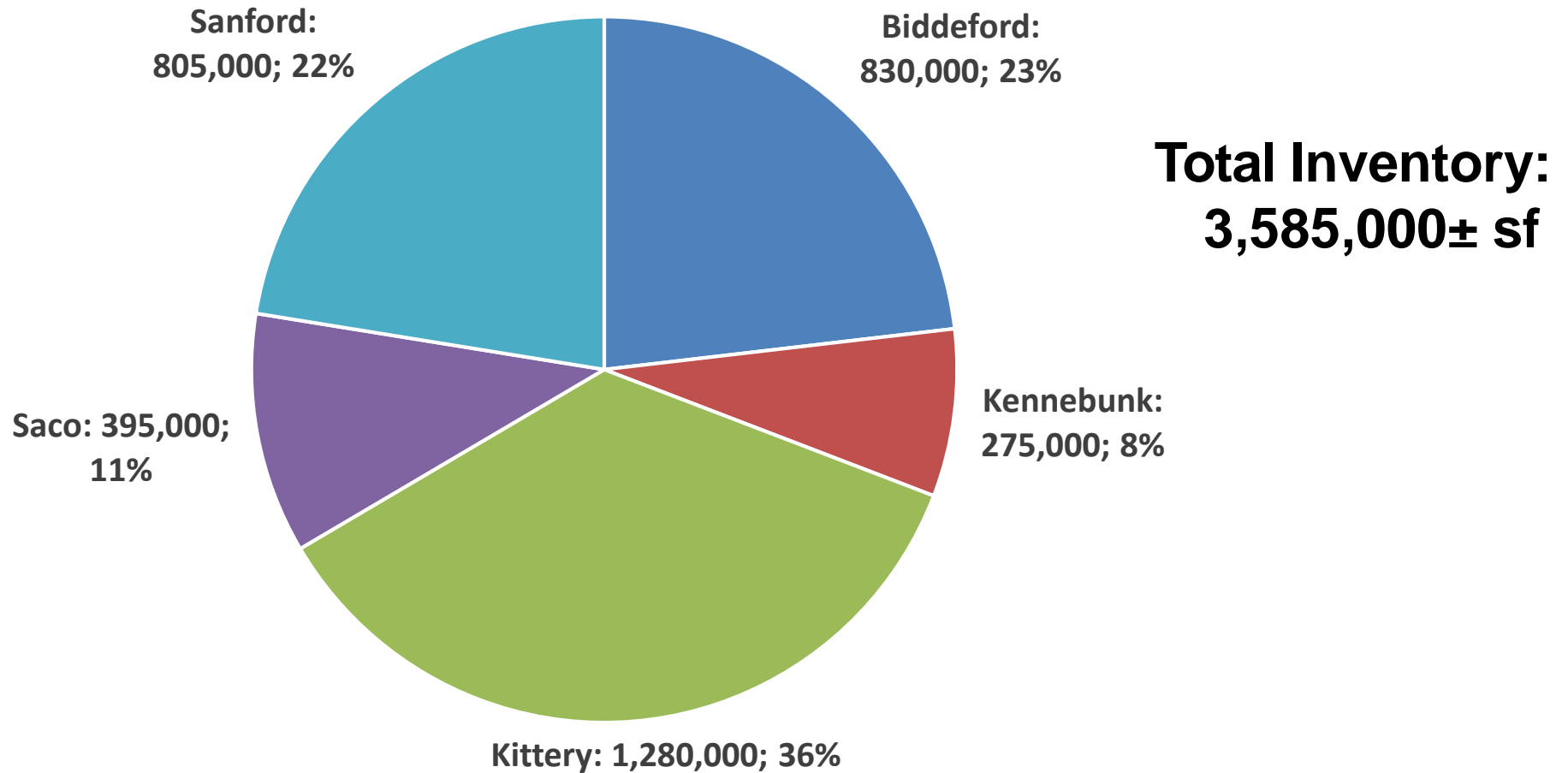
Maine vs. York County Unemployment Rate



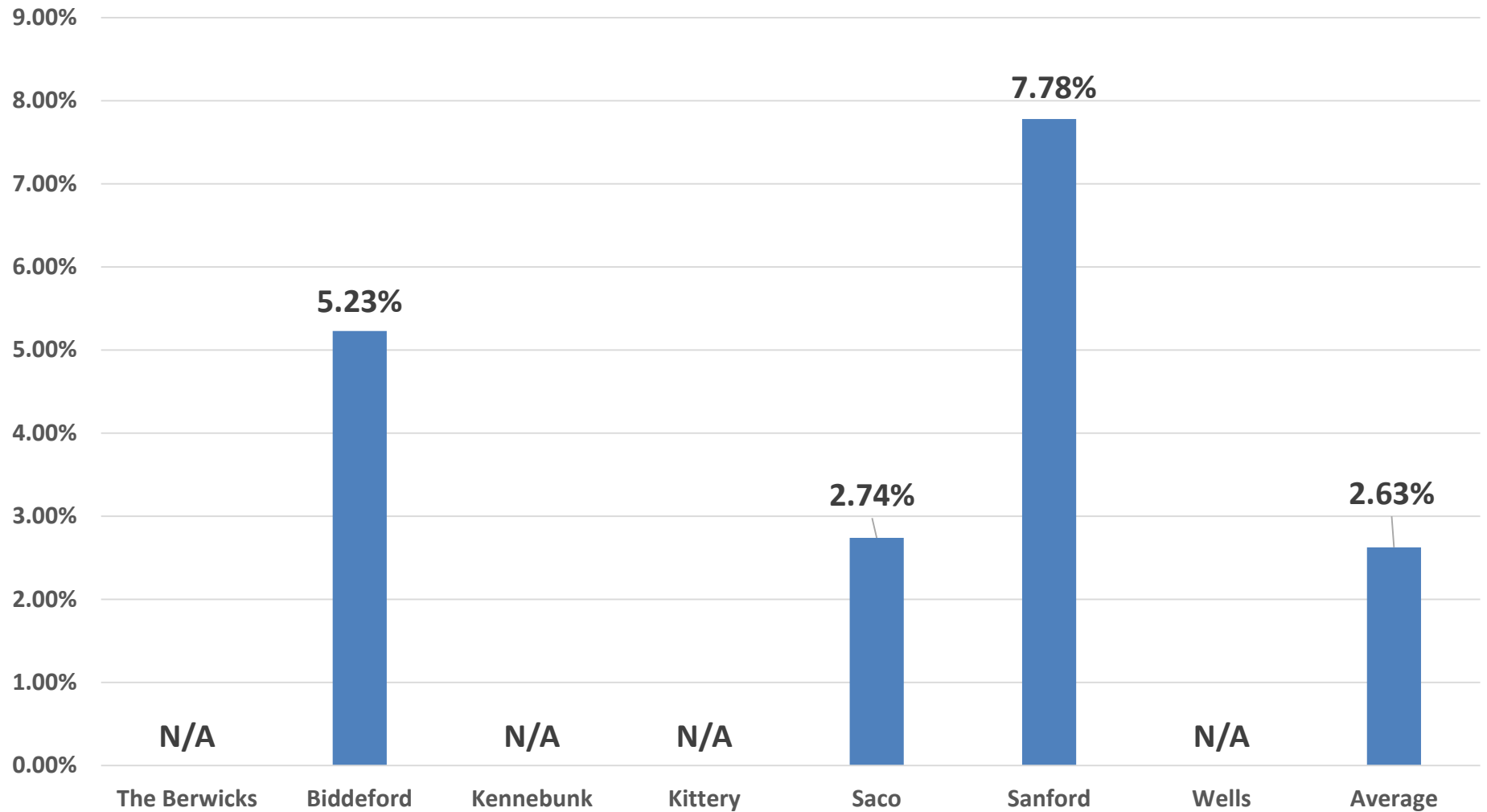
Industrial Inventory



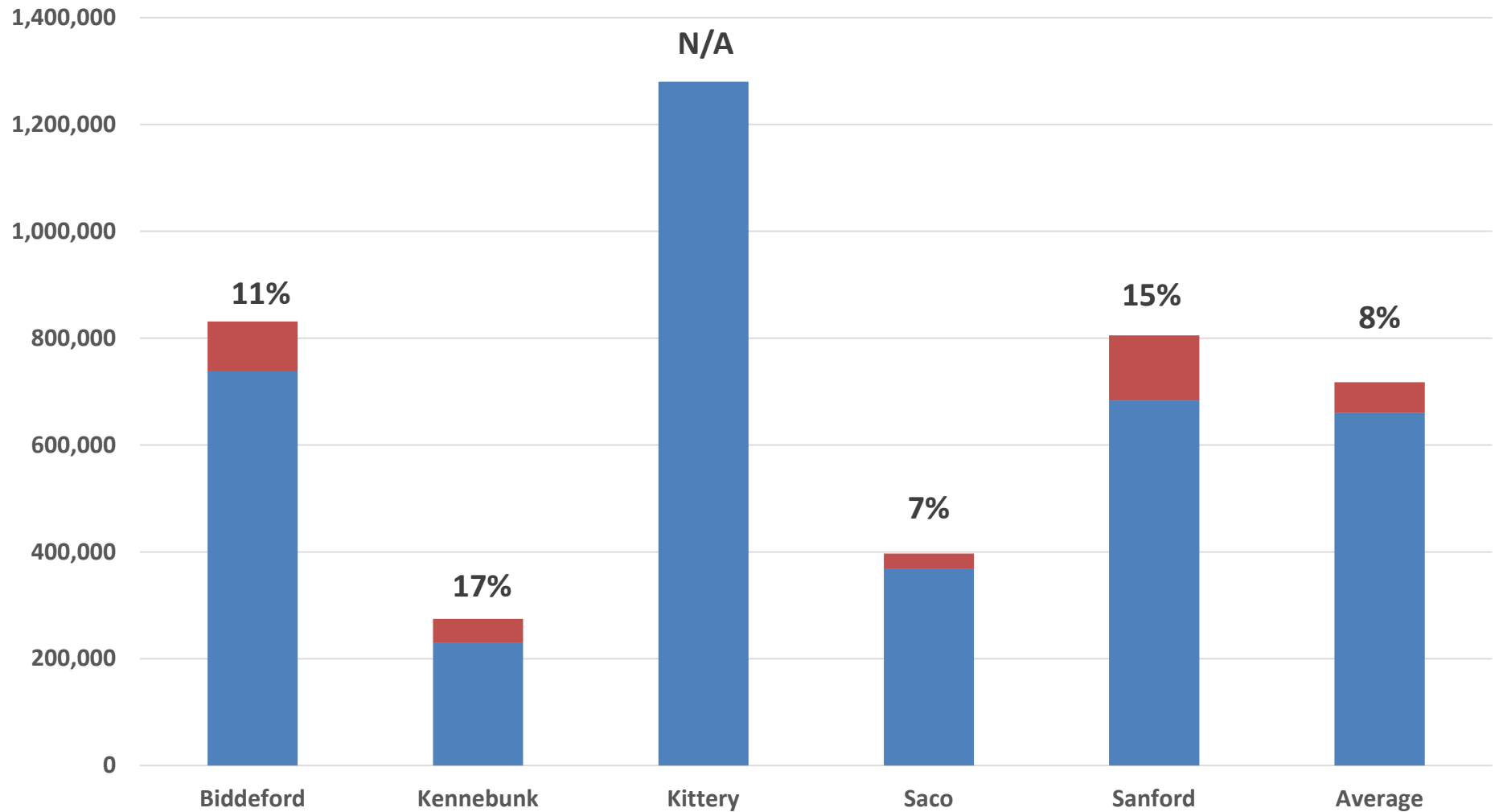
Retail/Office Inventory



Industrial Vacancy



Retail/Office Vacancy





Recent Activity

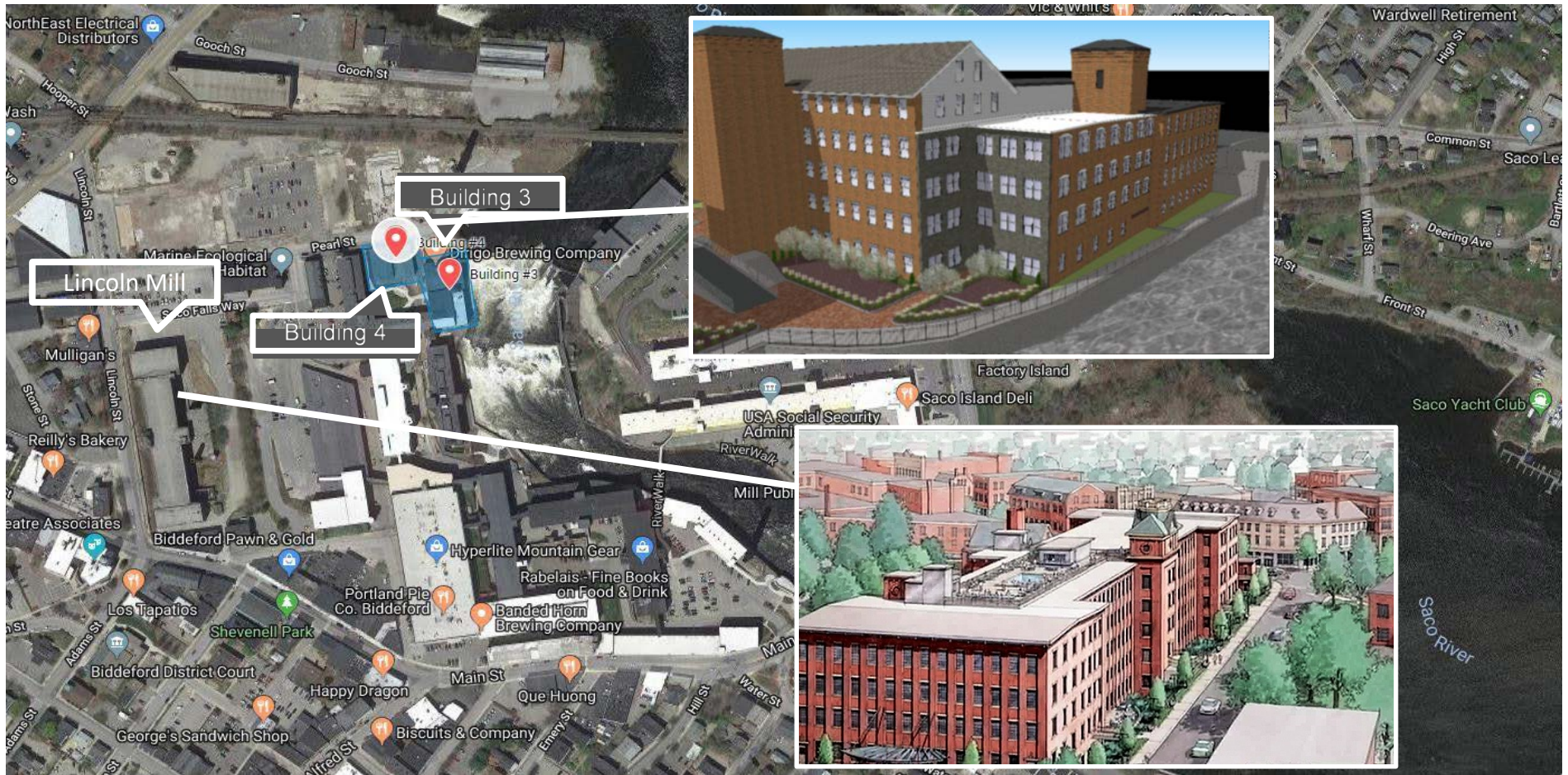
Recent Activity

<u>Property Type</u>	<u># Sales</u>	<u>Sale Price</u>	<u>Building SF</u>	<u>Land Acres</u>
Hospitality	6	\$9,280,000	59,176	2.7
Industrial	6	\$3,870,000	90,220	13.6
Land	9	\$1,065,000		15.7
Multi-Family	6	\$8,324,000	89,012	16.2
Office	18	\$7,902,200	160,210	250.6
Retail	21	\$21,141,889	130,744	10.8

Berwick – Prime Tanning



Biddeford – Mill Complex



Kittery – Seacoast & Homestead



CONCEPTUAL EXTERIOR PERSPECTIVE - VIA HOTEL PARKING LOT



CONCEPTUAL EXTERIOR PERSPECTIVE - VIA ROUTE 1 - NORTH



CONCEPTUAL EXTERIOR PERSPECTIVE - VIA ROUTE 1 - SOUTH

Saco – Route 1



A. Dickinson/City of Saco

ASHLEYlauren

ConvenientMD
URGENT CARE

Sanford





Forecast

Forecast

- Opportunities
 - Available Acreage
 - Mill Space availability
 - Rental Housing units
 - New Projects
 - Regional economic growth

Available Acreage



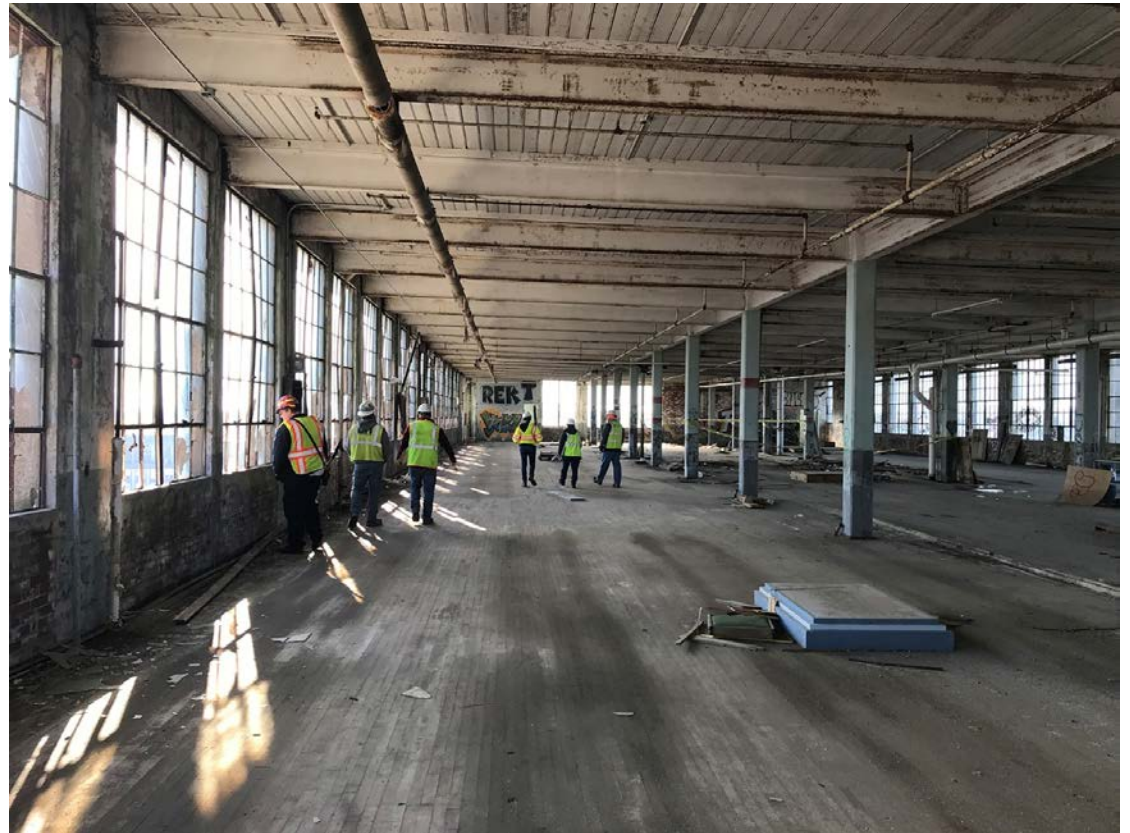
Berwick:	10±
Biddeford:	8±
Kennebunk:	33±
Kittery:	90±
Saco:	135±
Sanford:	1,600±

Mill Space Available

Biddeford: 100,000± sf

Saco: ? ± sf

Sanford: 660,000± sf



Rental Housing



CONCEPT RENDERING - SAXON APTS. AT BARRA ROAD

Biddeford: 468 units

Kittery: 343 units



New Projects



Forecast, Cont.

- Challenges
 - Low Vacancy Rates
 - Construction Cost increases/cost overruns
 - Tight Labor Market
 - Unanticipated external forces

City of Biddeford

Mathew Eddy

246 Elm Street

Biddeford, ME 04005

Ph: (207) 282-7119

mathew.eddy@biddefordmaine.org

Town of Kennebunk

Brian Doyle

1 Summer Street

Kennebunk, ME 04043

Ph: (207) 604-1366

bdoyle@kennebunkmaine.us

Town of Kittery

Adam Causey

200 Rogers Road

Kittery, ME 03904

Ph: (207) 475-1307

acausey@kitteryme.org

City of Saco

Denise Clavette

300 Main Street

Saco, ME 04072

Ph: (207) 282-3487

dclavette@sacomaine.org

Sanford Regional Economic Growth Council

James Nimon

919 Main Street

Sanford, ME 04073

Ph: (207) 324-9155

jfnimon@sanfordmaine.org



Will Armitage
20 Pomerleau Street
Suite 300
Biddeford, ME 04005
Ph: (207) 282-1748
will@smfamaine.org



Chuck Morgan
110 Main Street
Suite 1400
Saco, ME 04072
Ph: (207) 571-7065
cmorgan@smpdc.org



John Anderson
Suzanne McKechnie
206 Lafayette Center
Second Floor
Kennebunk, ME 04043
Ph: (207) 985-4977
janderson@investcomm.com