

# Capitol Shopping Center

111 Western Ave., Augusta, Maine 04330

FOR LEASE

5,408 SF Endcap, 1,825 SF Inline

## PROPERTY HIGHLIGHTS

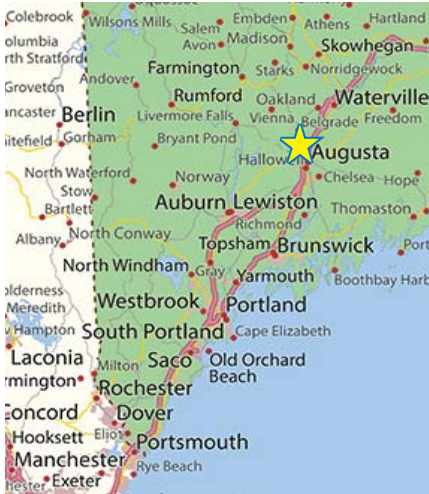
171,655 square foot center, anchored by Shaw's, Big Lots, Dollar Tree, and Planet Fitness

Ideally positioned on Western Avenue (Route 17) to capture strong daily traffic generated by Augusta State Airport and Armory; center shares signal with airport

Exit 109 provides strong draw of national anchor tenants including Target and Lowes

Center provides for daily needs shopping within the trade area

Proposed outparcel available for ground lease or build-to-suit transaction



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

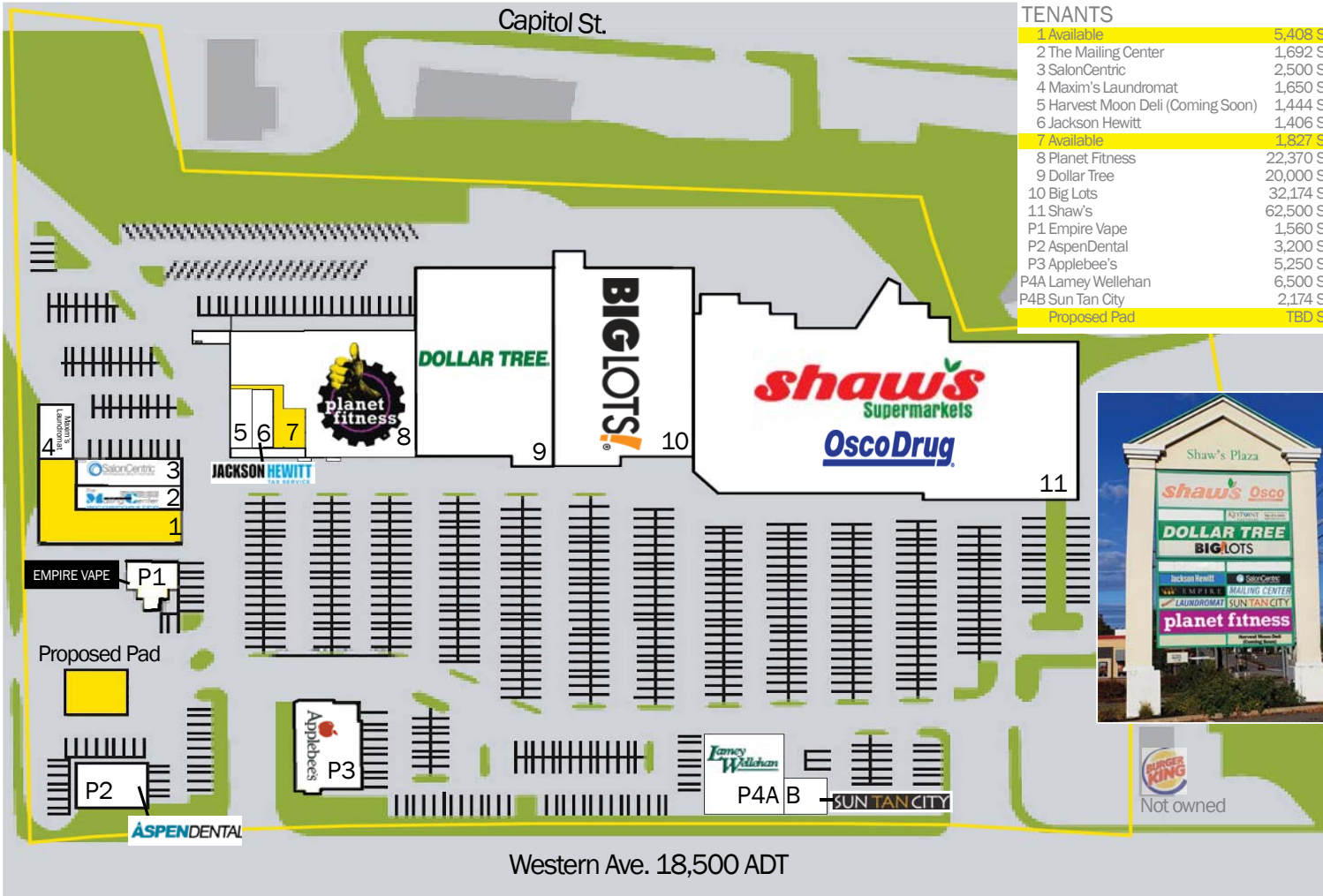
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TENANTS	
1 Available	5,408 SF
2 The Mailing Center	1,692 SF
3 SalonCentric	2,500 SF
4 Maxim's Laundromat	1,650 SF
5 Harvest Moon Deli (Coming Soon)	1,444 SF
6 Jackson Hewitt	1,406 SF
7 Available	1,827 SF
8 Planet Fitness	22,370 SF
9 Dollar Tree	20,000 SF
10 Big Lots	32,174 SF
11 Shaw's	62,500 SF
P1 Empire Vape	1,560 SF
P2 AspenDental	3,200 SF
P3 Applebee's	5,250 SF
P4A Lamey Wellehan	6,500 SF
P4B Sun Tan City	2,174 SF
Proposed Pad	TBD SF



2023 DEMOGRAPHICS	3 Mile	5 Mile	7 Mile	ADDITIONAL INFO.
POPULATION	17,733	26,478	39,770	TOTAL GLA 171,655 SF Retail
NUMBER OF HH	8,478	12,301	17,973	PARKING Ample
AVERAGE HH INCOME	\$63,897	\$68,837	\$70,395	TRAFFIC COUNT 18,500 ADT (Western Ave.)

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