



#### AVAILABLE:

## 8,800 SF & 14,500 SF

Join Fun-Z Trampoline Park, Family Dollar, Save A Lot, Dunkin', CVS, Aaron's, Golden City (Chinese Restaurant), Splittin' Wood Axe Throwing, Sea40 Japanese Cuisine, and more!

Downtown Lewiston, ME, is just 5 minutes away and is home to Bates College students, Kennedy Park, Central Maine Medical Center, offices, restaurants, breweries, cafés, boutiques, event spaces, and more!

The center is just a 5-minute drive from Bates College, with 1,800 students and multiple nearby student housing complexes and apartments, and only 2 miles from the University of Southern Maine. Additionally, Lewiston High School, located right near the center, has 1,575 students. This location offers a prime opportunity for businesses looking to capitalize on the strong student population.

Located at the intersection of East Avenue and Lisbon Street, this prime retail space benefits from signalized traffic lights and a combined daily traffic count of 28,337 cars. Just seconds from major retailers such as Planet Fitness, Shaw's, Starbucks, Burger King, and Dollar General, it offers exceptional visibility and steady customer traffic.

Seeking event and entertainment venues, fitness centers, salon suites, mattress stores, bookstores, thrift stores, apparel retail, specialty food stores, furniture stores, auto parts stores, sporting goods stores, pet supply stores, hobby and craft stores, and more!

#### Demographics

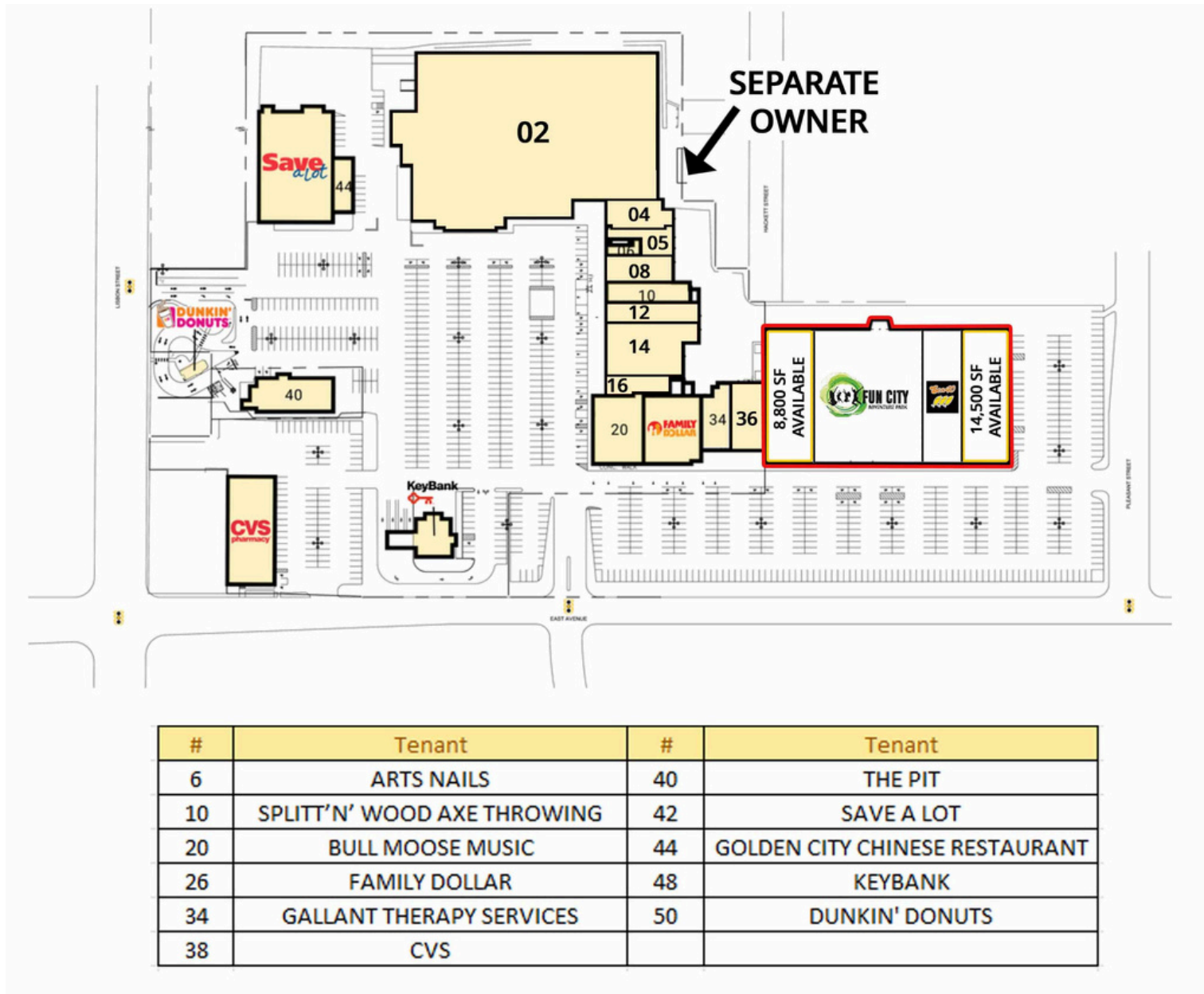
	1 Mile	3 Miles	5 Miles
Population:	14,859	51,670	62,655
HH Income:	\$60,188	\$72,757	\$81,071
Daytime Pop	16,956	61,240	73,592

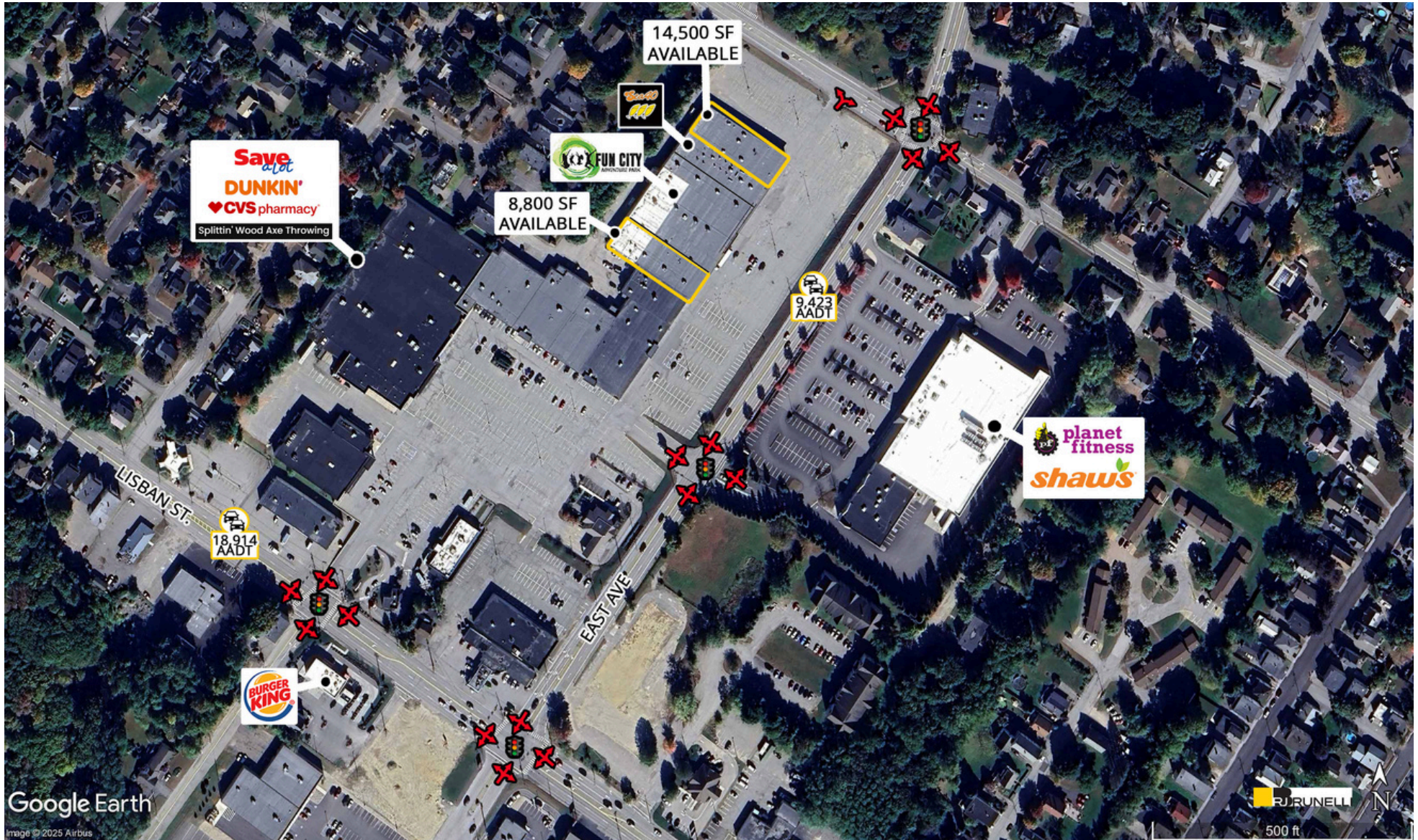
#### Total GLA

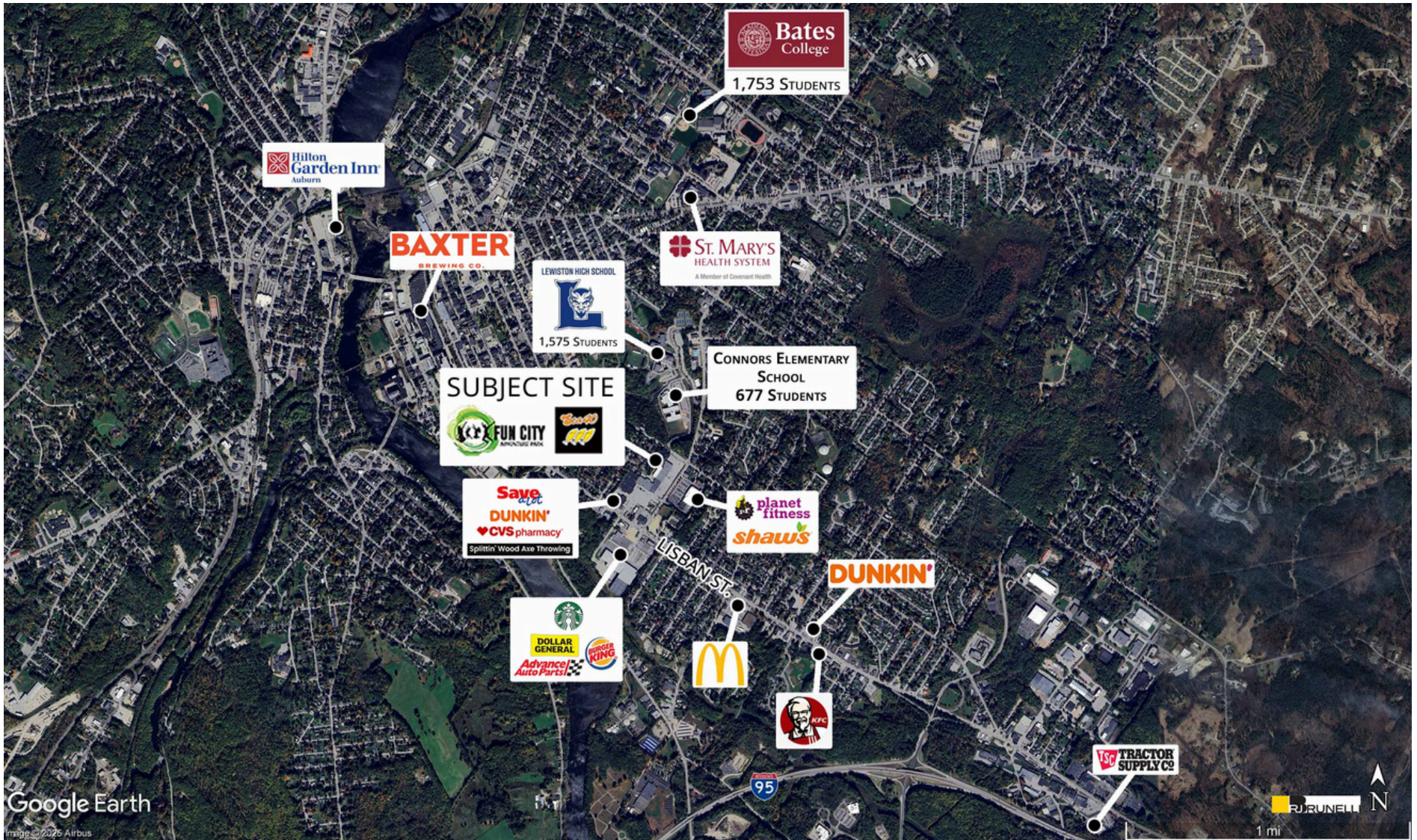
288,803 SF

#### Traffic Counts

East Ave.	9,423 Cars Per Day
Lisbon St.	18,914 Cars Per Day
I-95	30,155 Cars Per Day







40 East Ave.

AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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