



AVAILABLE:

**1 Acres**

Located .5 miles away from the Marketplace at Augusta— which attracts 7.5 million visits annually and is home to tenants like Walmart, Home Depot, Dick's Sporting Goods, TJ Maxx, Kohls, Barnes & Noble, HomeGoods, Ulta, Old Navy, American Eagle, Famous Footwear, and many more!

1-acre highly visible pad site available for lease in the heart of Maine's capital, Augusta.

University of Maine is within close proximity to the site and is home to 5,652 students, providing a strong built-in customer base for restaurants.

Seeking: Restaurants, medical and veterinary clinics, banks, car washes, gas stations, auto services, convenience stores, and more!

### Demographics

	5 Mile	10 Miles	15 Miles
Population:	24,643	57,181	90,460
HH Income:	\$76,344	\$87,185	\$92,202
Daytime Pop	43,683	69,622	95,106

### Total GLA

1 Acres

### Traffic Counts

Civic Center Dr.

11,116 Cars Per Day















118 Civic Center Dr.  
AVAILABLE FOR LEASE

## CONNECT WITH US TODAY

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