

## 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.

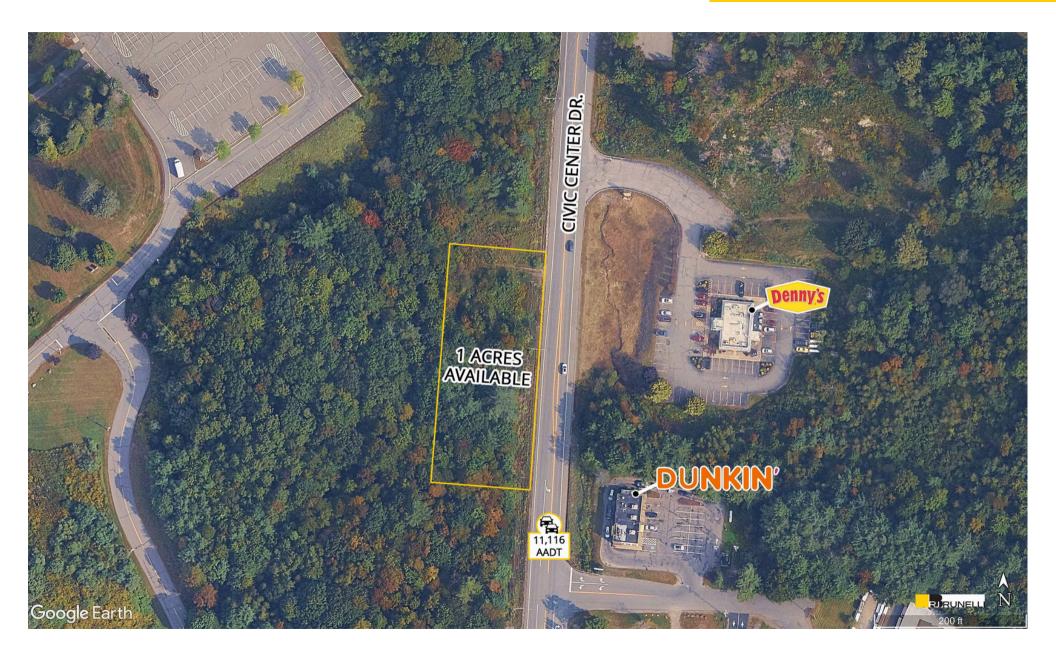
Seeking: Restaurants, medical and veterinary clinics, banks, car washes, gas stations, auto services, convenience stores, and more!

| 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 |          |



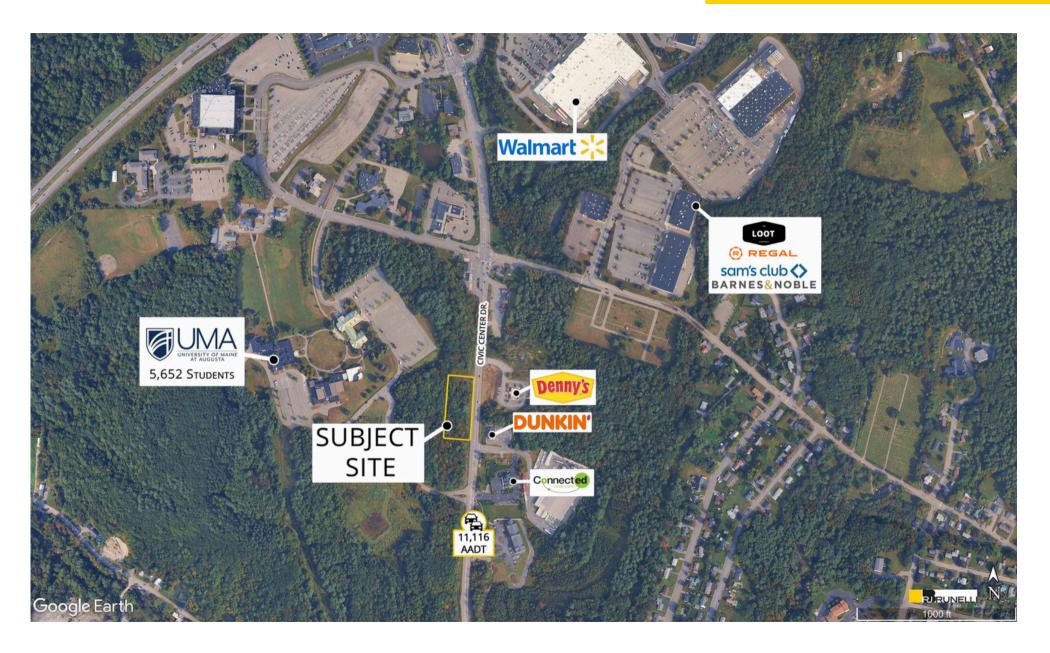
FOR LEASE

118 Civic Center Dr. Augusta, ME





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## CONNECT WITH US TODAY



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