

Capitol Shopping Center

111 Western Ave., Augusta, Maine 04330

FOR LEASE

Endcaps & Small Shop Space



PROPERTY HIGHLIGHTS

- 171,655 square foot center, anchored by Shaw's, Big Lots, Dollar Tree, and Planet Fitness (coming soon) is 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, Lowes, and Christmas Tree Shops
- Center provides for daily needs shopping within the trade area
- Proposed outparcel available for ground lease or build-to-suit transaction

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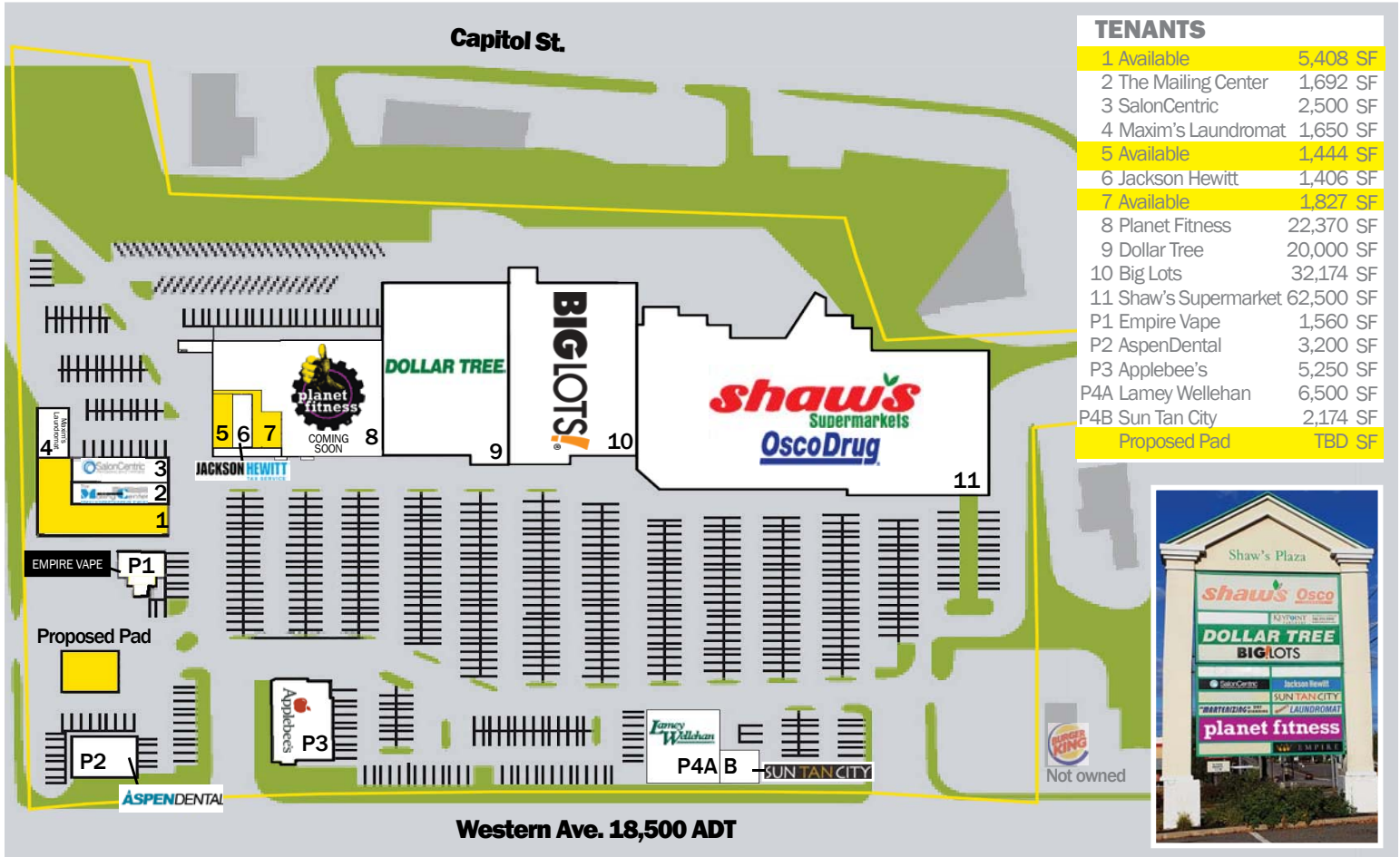
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DEMOGRAPHICS

2021	3 Mile	5 Mile	7 Mile
POPULATION	17,469	26,132	38,956
NUMBER OF HH	8,487	12,301	17,899
AVERAGE HH INCOME	\$63,669	\$69,484	\$71,230

ADDITIONAL INFO.

TOTAL GLA	171,655 SF Retail
PARKING	Ample
TRAFFIC COUNT	18,500 ADT (Western Ave.)

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