

NEW ENGLAND DEVELOPMENT

AUGUSTA CROSSING

Augusta, Maine

PROJECT DETAILS

Project Type:
Neighborhood Retail

GLA:
460,000 sf [56 acres]

Address:
Western Avenue [Route 202]
and Crossing Way
Augusta, Maine 04330
Kennebec County

Augusta Crossing, a 460,000 square foot open-air center in Augusta, Maine, features Target, Best Buy, Lowe's, Michaels, PetSmart and Staples. This center features two available pads: 65,128 sf directly next to Target and 7,859 sf at the entrance of the property.

A prime retail destination located immediately off I-95/Maine Turnpike [Exit 109], Augusta Crossing is connected directly to the central business district as well as to surrounding residential areas. As the capital city and a major hub of business and industry, Augusta has a vibrant economy that serves as a magnet for businesses and residents alike.

LOCATION

- Located off I-95/Maine Turnpike—the primary access to downtown Augusta, the capital of Maine
- Excellent visibility from I-95/Maine Turnpike
- 60 miles north of Portland and 60 miles south of Bangor

KEY TENANTS

Target, Best Buy, Lowe's, Michaels, PetSmart, Staples



NEW ENGLAND DEVELOPMENT
75 Park Plaza
Boston, Massachusetts 02116
617.965.8700
NEDevelopment.com





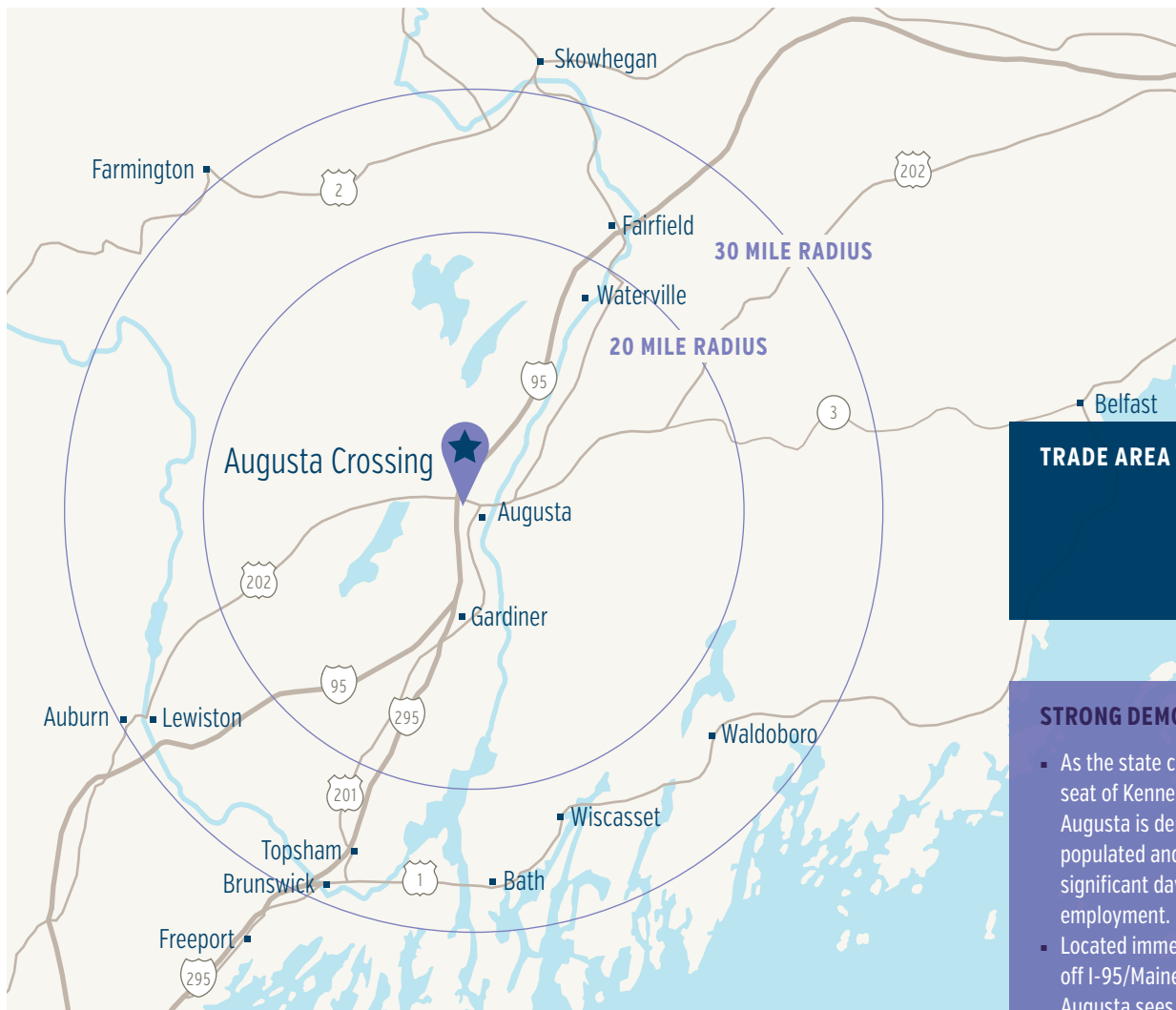
AERIAL VIEW

Access/Egress

AVERAGE DAILY TRAFFIC

- Western Avenue: 23,382 ADT
- I-95 / Maine Turnpike: 34,610 ADT





TRADE AREA

STRONG DEMOGRAPHICS

- As the state capital and seat of Kennebec County, Augusta is densely populated and generates significant daytime employment.
- Located immediately off I-95/Maine Turnpike, Augusta sees a large influx of visitors using this busy North-South highway corridor.

Demographics

2022 TRADE AREA DEMOGRAPHICS

	20 miles	30 miles
Estimated Population	144,334	350,755
Estimated Households	61,552	147,992
Average Household Income	\$77,671	\$77,036
Daytime Population	105,789	267,551





LOCATION

- On Route 202 / Western Avenue [Exit 109] off I-95/ Maine Turnpike - and just two miles to downtown Augusta, the capital of Maine.

Market Aerial



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