

## NEW ENGLAND DEVELOPMENT

# PINE TREE SHOPPING CENTER

## *Portland, Maine*

### PROJECT DETAILS

**Project Type:**  
Neighborhood Retail

**GLA:**  
185,000 sf

**Address:**  
Brighton Avenue (Route 25)  
Portland, Maine 04102  
Cumberland County

**Pine Tree Shopping Center is a Lowe's-anchored shopping center in Portland, Maine, the state's most populous city.**

This 15-acre property includes two 10,000 square foot, multi-tenant buildings offering specialty shops and everyday services. It is conveniently located in an established, densely populated neighborhood and has excellent highway access, good visibility and ample parking.

### LOCATION

- Ideally situated in Maine's most populous and visited city
- Benefits from Greater Portland's population of 560,867 and annual visitors exceeding 5.4 million
- Located on Route 25/Brighton Avenue, a major thoroughfare from downtown Portland to the Maine Turnpike
- Easily accessible from I-95/Maine Turnpike
- Conveniently sited in an established, densely populated, Portland neighborhood

### KEY TENANTS

Lowe's, FedEx Kinkos, Casco Bay Veterinary Hospital, and Edward Jones.

### NEW ENGLAND DEVELOPMENT

75 Park Plaza  
Boston, Massachusetts 02116  
617.965.8700  
NEDevelopment.com







MARKET AERIAL

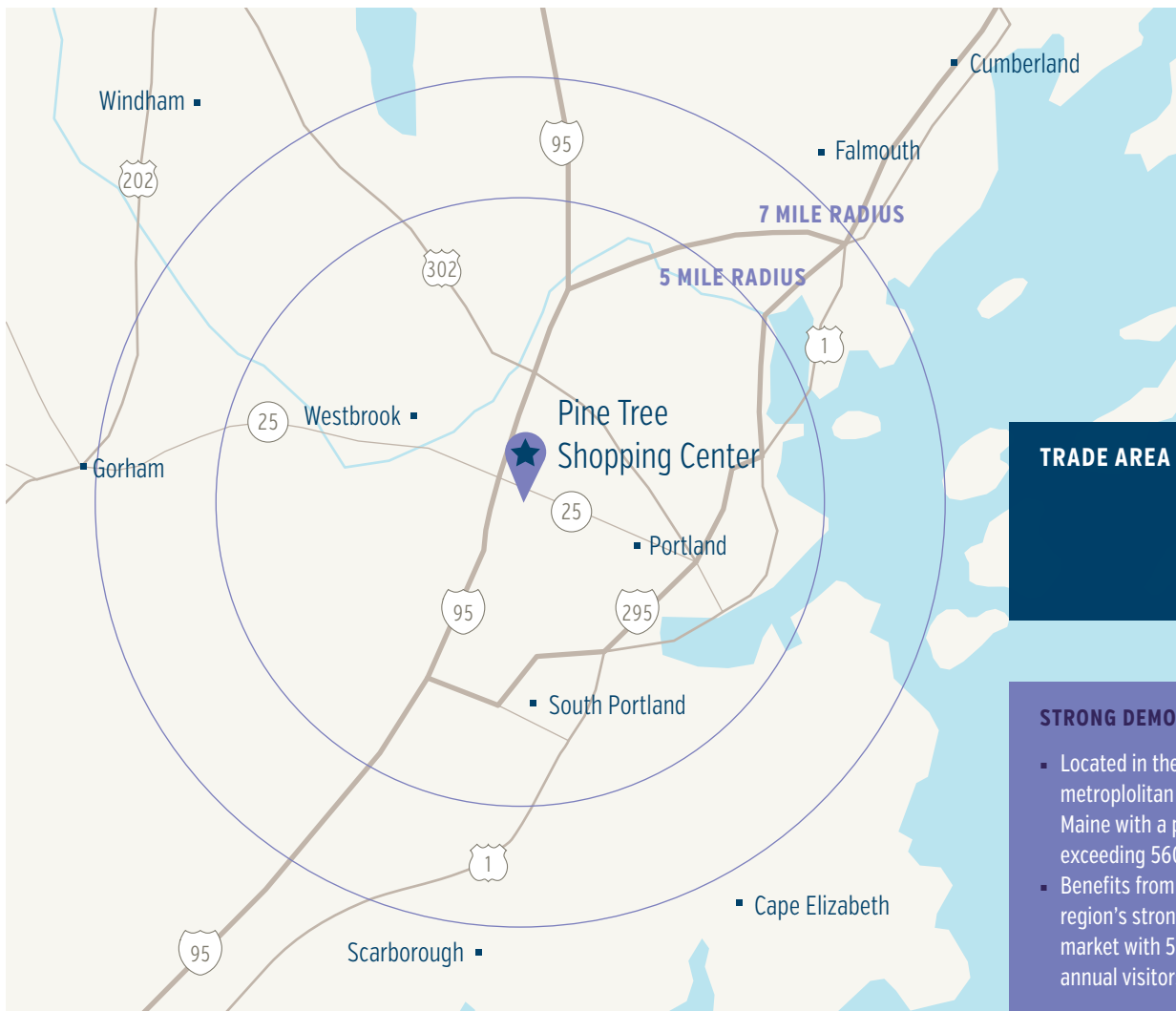
## Location

### AVERAGE DAILY TRAFFIC

- Brighton Avenue/Route 25: 19,225 ADT
- I-95/Maine Turnpike: 51,518 ADT







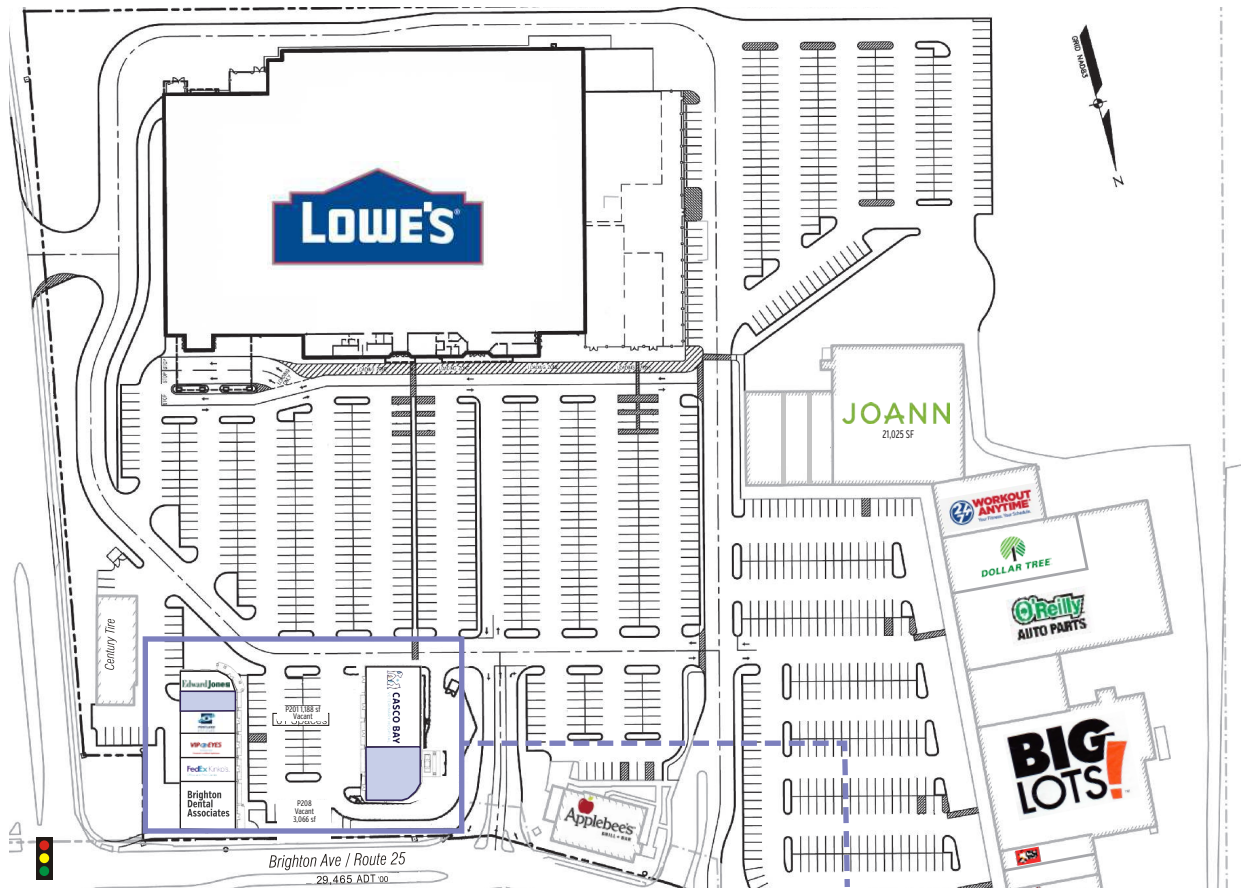
**TRADE AREA**

- STRONG DEMOGRAPHICS**
- Located in the largest metropolitan area of Maine with a population exceeding 560,000.
  - Benefits from the Portland region's strong tourism market with 5.4 million annual visitors

# Demographics

2022 TRADE AREA DEMOGRAPHICS		
	5 miles	7 miles
Population	120,736	161,778
Households	55,120	71,191
Average Household Income	\$86,017	\$95,197
Daytime Population	146,239	172,817





## LEASE PLAN



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