

Augusta Crossing | Augusta, ME



Augusta Crossing, a 460,000 square foot open-air shopping center in Augusta, Maine, features 11 stores including power anchors Lowe's and Target plus dominant retailers A.C. Moore, Best Buy, PetSmart and Staples. With a prime location immediately off I-95 / Maine Turnpike, 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

- On Route 202 / Western Avenue (Exit 109) off I-95 / Maine Turnpike – the primary access to downtown Augusta, the capital of Maine
- Connected directly to the surrounding residential communities and central business district
- Excellent visibility from I-95 / Maine Turnpike (Exit 109)
- 60 miles north of Portland and 60 miles south of Bangor

KEY TENANTS

Lowe's, Target, A.C. Moore, Best Buy, PetSmart, Staples

GLA:

460,000 sf
(56 acres)

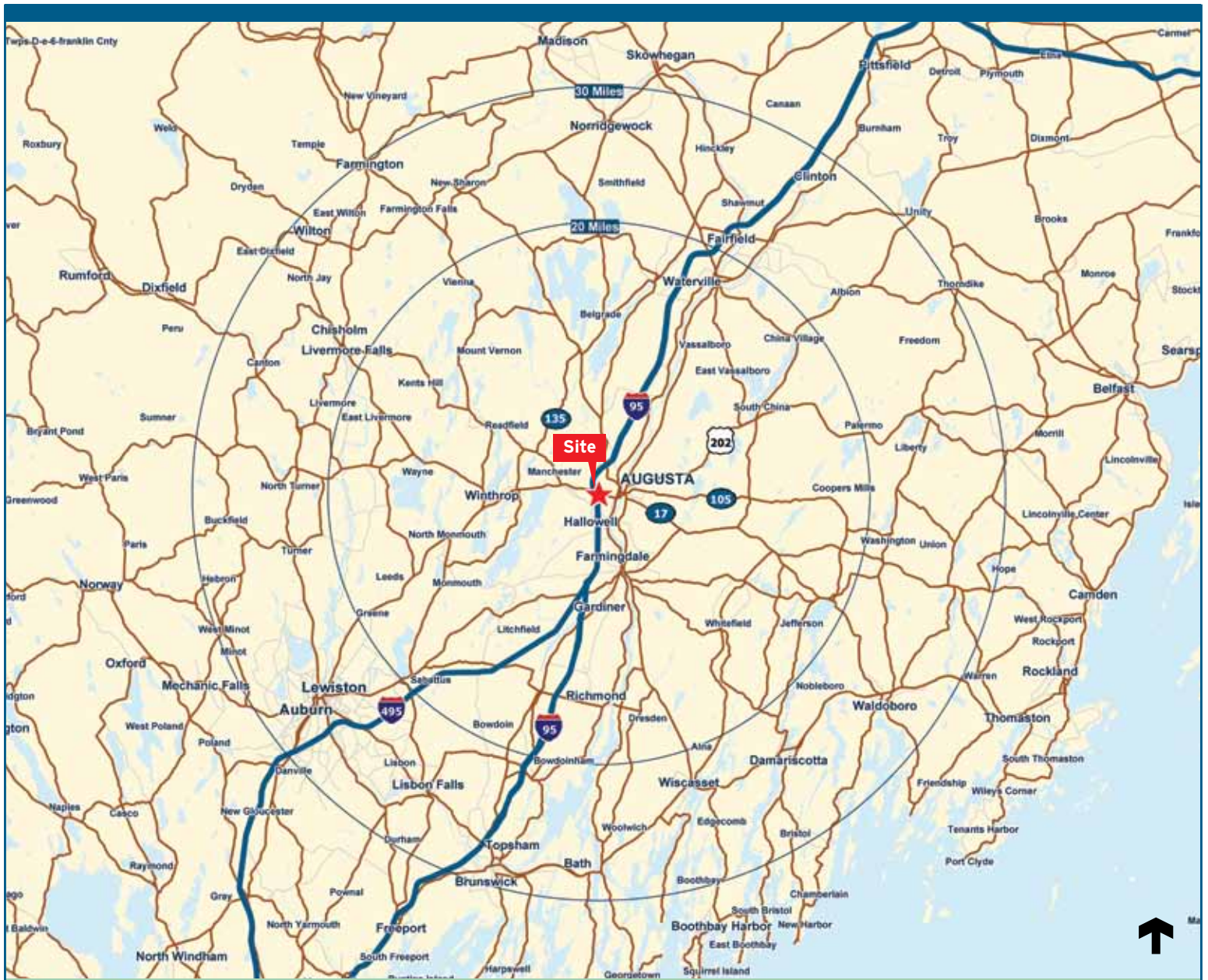
ADDRESS:

Western Avenue (Route 202)
and Crossing Way
Augusta, Maine
04330
Kennebec County

NewEngland
DEVELOPMENT

New England Development
One Wells Avenue
Newton, Massachusetts 02459
617-965-8700

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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.

TRADE AREA DEMOGRAPHICS	20 MILES	30 MILES
Population (2010)	138,389	328,369
Households (2010)	57,824	136,868
Average Household Income (2010)	\$59,601	\$58,120
Daytime Employment (2010)	71,357	168,742

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TRAFFIC VOLUMES

- Western Avenue: 34,300 ADT
- I-95 / Maine Turnpike: 30,780



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