

FOR SALE/LEASE | PAD SITES

Gateway Shoppes | Exit 42 / Scarborough, ME



5 PAD SITES FOR SALE OR GROUND LEASE

- Gateway Shoppes at Scarborough is anchored by 130,000± SF Cabela's - Ranked 3rd Busiest Cabela's Store in the U.S. (Placer AI 2025)
- Great location and access to Maine Turnpike Exit 42 and close proximity to The Downs development
- Daily Traffic Counts of 23,982±/day: Payne Rd 9,560 ± & Haigis Pkwy 4,200± (2019 MDOT); Turnpike Exit 42 10,222± (2024 ME Turnpike Authority)
- Also located in Gateway Shoppes is Portland Pie, Wild Birds Unlimited, Pella Windows, Armed Service Career Center, Maine DMV, Thai 9, Sea Dog Brewing, Crisp & Phantom Fireworks



MARK MALONE, CCIM
207.773.6000 D
207.233.6000 C
mark@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com

PROPERTY SUMMARY

Gateway Shoppes | Scarborough, ME



OWNER: New England Expedition
Scarborough LLC

DEED: Book 24960, Page 99

ASSESSOR: Map R040, Lot 5

PARKING: 786± SPACES

SIGNAGE: Building signage & pylon
signage at road

UTILITIES: Municipal water & sewer
Access to utility connection
points

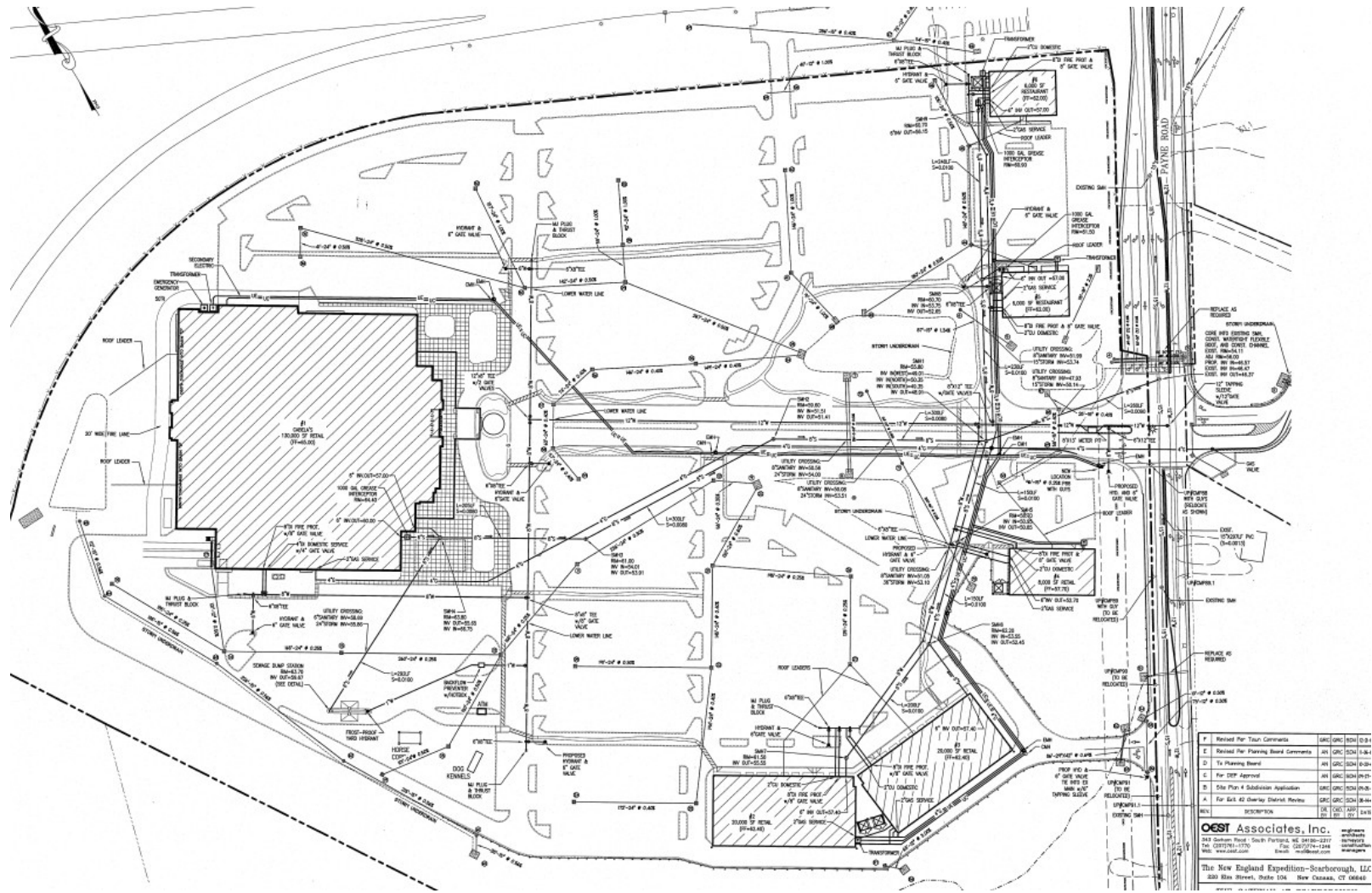
ZONING: RB-2 - Regional Business



The Gateway Shoppes Sale/Lease Program of Six Pad Locations				
Parcel	Size SF	Use	Sale	Lease
1	10,062 ±	Retail	\$ 1,429,000	\$ 100,000
2	75 rms	Hotel	\$ 1,125,000	\$ 110,000
3	5,000 ±	Retail	\$ 1,071,000	\$ 75,000
4	4,000 ±	Retail/Restaurant	\$ 930,000	\$ 65,000
5	2,800 ±	Retail	\$ 1,000,000	\$ 70,000

UTILITY SITE PLAN

Gateway Shoppes | Scarborough, ME

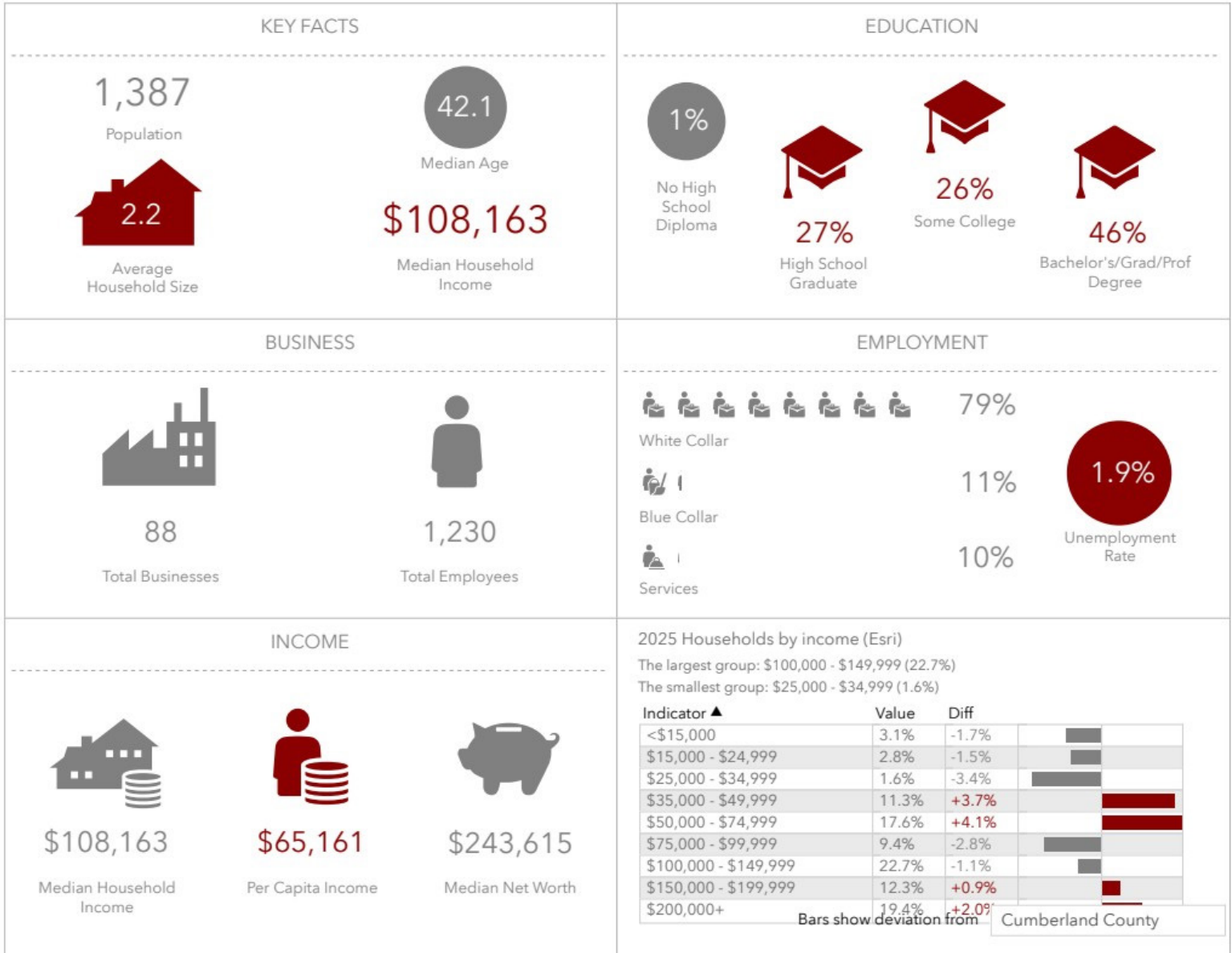


1. Revised Per Town Comments	04C 04C 04C 04C
2. Revised Per Planning Board Comments	04C 04C 04C 04C
3. To Planning Board	04C 04C 04C 04C
4. For DEP Approval	04C 04C 04C 04C
5. Site Plan & Subdivision Application	04C 04C 04C 04C
6. For Exit 42 Overlay District Review	04C 04C 04C 04C
7. REVISIONS	04C 04C 04C 04C

CEST Associates, Inc.
243 Ocean Road, South Portland, ME 04106-2277
Tel: 207.772.1770 Fax: 207.772.1444
Web: www.cest.com Email: info@cest.com
The New England Expedition-Scarborough, LLC
280 Elm Street, Suite 104 New Canaan, CT 06840



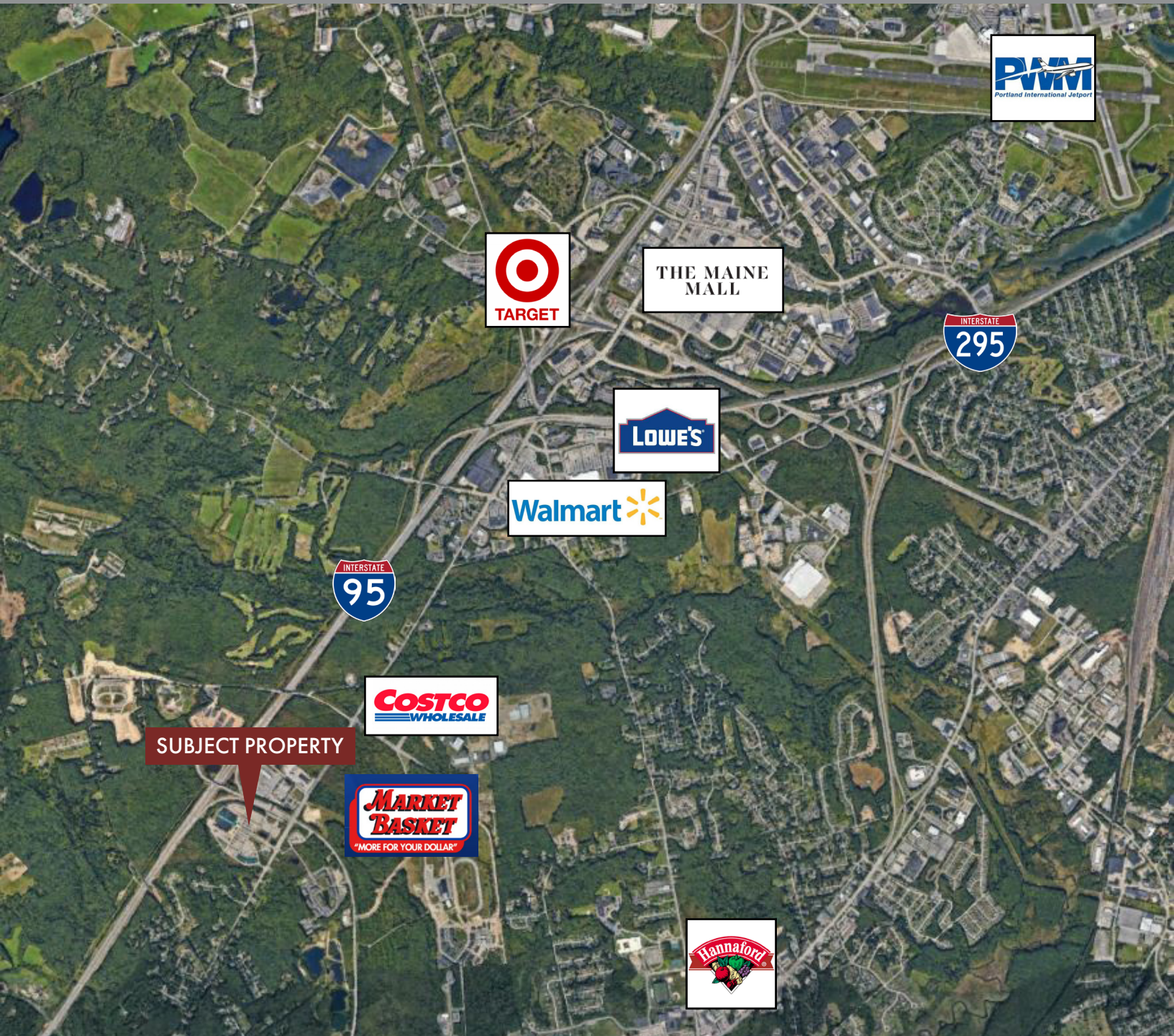
5-MILE DEMOGRAPHICS



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

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