



## Property Highlights

### JOURNAL SQUARE

- 3,000± SF of end-cap retail space in a multi-tenanted retail center
- Join Starbucks, Bangor Savings Bank, Goodwill, Men's Warehouse, and Super Cuts
- Easy access off Interstate-95 and Western Ave -- Shared entrance with Senator Inn & Spa, Lowe's, Target, Best Buy, Staples and more
- Premium roadside building mounted signage and approx. 250 in-common parking spaces
- Traffic counts in excess of 23,730± vehicles per day



<b>Owner:</b>	Casey Investments, LLC
<b>Property Address:</b>	5 Senator Way, Augusta, ME 04330
<b>Available Space:</b>	3,000± SF (50' x 60')
<b>Building Size:</b>	11,099 SF Total
<b>Land Area:</b>	5.28± Acres
<b>Zoning:</b>	CC - Regional Business District
<b># of Stories:</b>	One (1)
<b>Signage</b>	Street pylon, double sided building mounted
<b>Construction:</b>	Steel frame
<b>Year Built:</b>	2013
<b>HVAC:</b>	Gas fired hot air with central A/C
<b>Utilities:</b>	Municipal sewer and water
<b>Parking:</b>	250 parking spaces (approx.)
<b>Property Tenants:</b>	Starbucks, Bangor Savings Bank, Goodwill, Men's Warehouse, and Super Cuts
<b>NNN's:</b>	\$4.25/SF (est.)
<b>Lease Rate:</b>	\$35.00/SF NNN

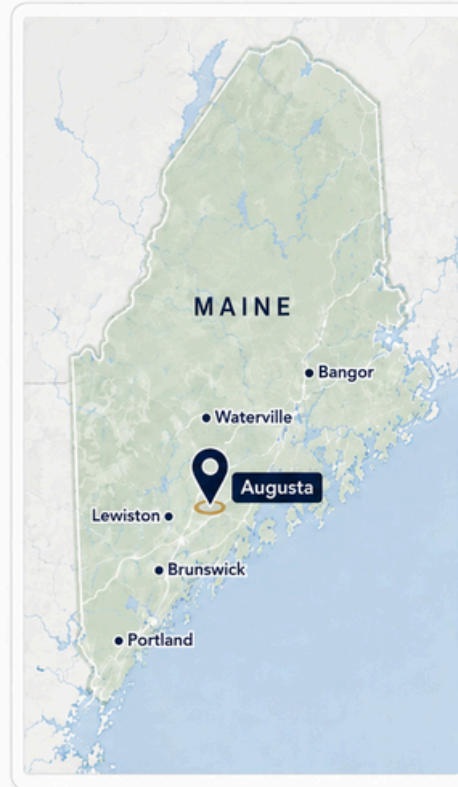
## Augusta, Maine

### MARKET OVERVIEW



As Maine's capital city and a regional center for government, healthcare, education, and commerce, Augusta offers a stable business environment and strong consumer draw. Western Avenue serves as the city's primary retail corridor, supporting national retailers, restaurants, and service users with convenient regional access.

Source: U.S. Census Bureau QuickFacts; City of Augusta



**19,155**  
population estimate



**\$47,979**  
median household income



**28.9%**  
bachelor's degree or higher



**\$1.62B**  
annual retail sales

Citywide metrics, latest available Census data.

- Journal Square is positioned within Augusta Crossing, one of Central Maine's premier retail destinations, located along Western Avenue/Route 202, Augusta's primary commercial corridor. As the seat of State and County government and a regional hub for business, healthcare, education, and services, Augusta draws steady daily traffic from throughout Kennebec County and beyond.
- With excellent visibility, convenient access from Western Avenue, Senator Way, and Crossing Way, and proximity to I-95, Journal Square offers an attractive location for retail, restaurant, service, and professional users seeking exposure in one of Augusta's most active commercial districts.







## CONTACT



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