

# INTRODUCING

10 Market Street at The Downs



THE  
**THE DOWNS**

PRIME RETAIL/OFFICE SPACE

# EXECUTIVE SUMMARY

The Downs is once again offering a unique opportunity for end users to be involved in the most exciting mixed-use, master-planned development in the State of Maine. 10 Market Street at The Downs is a 30,450 ± SF three-story building that is planned to have 1,500 to 5,000± SF retail units on the first floor and 3,000 to 10,150± SF office units on the second and third floors.

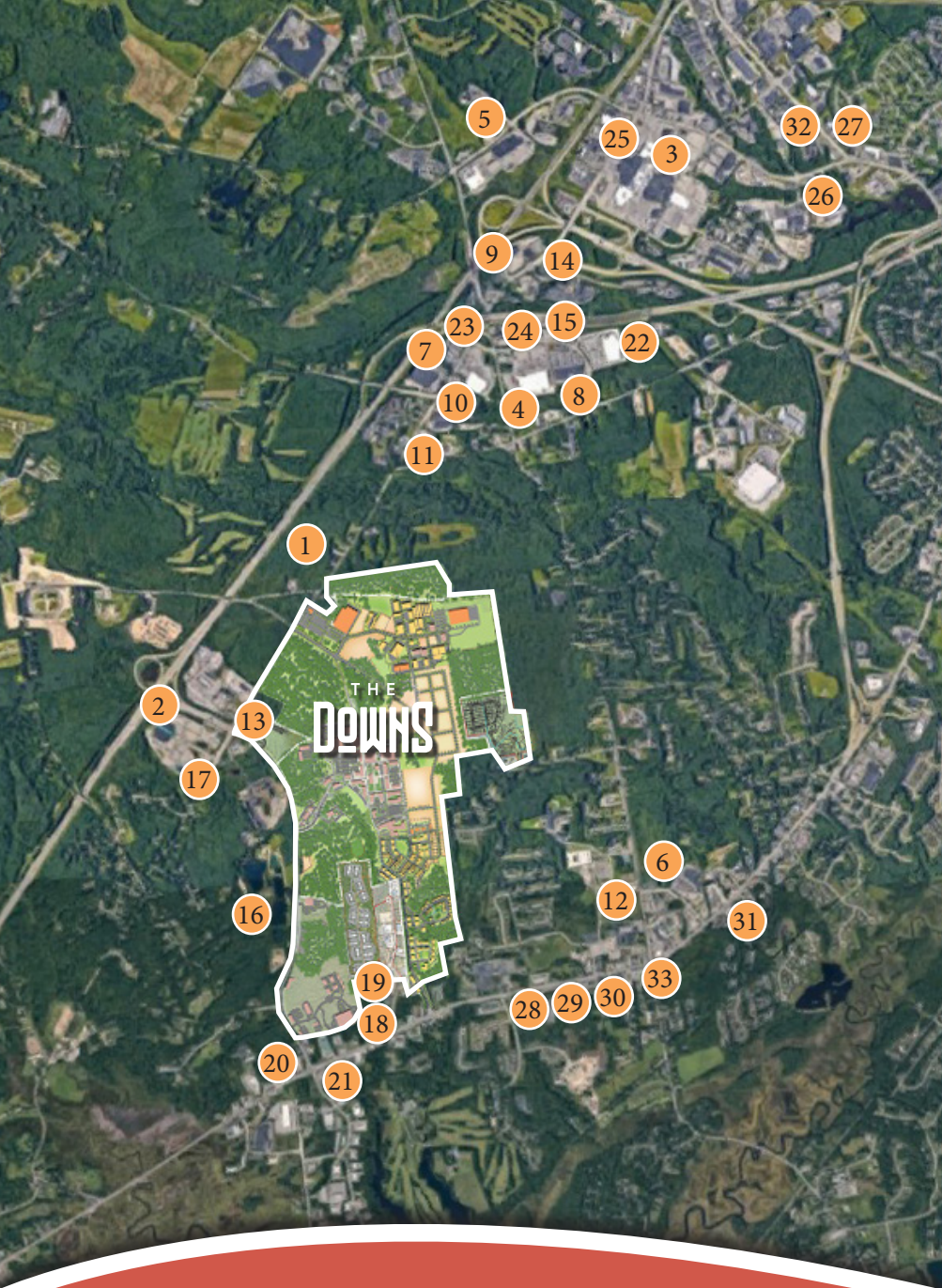
Each unit would be part of a condominium association and would be available for purchase. This is a rare availability, to be able to purchase and own a build-to-suit office or retail space of this size and scale in this prime location. Each space would be delivered in a "vanilla shell" condition (see broker for details) to allow each user to tailor the finishes of the space to their individual and business specifications. In addition to this anchor building, plans call for a 4,750± SF restaurant and a 2,750± SF coffee shop.

10 Market Street at The Downs is anticipated to be completed by Fall of 2024. Please contact us to discuss the reservation process to secure a unit today.

THE  
DOWNS

# ASSET OVERVIEW

<b>OWNER</b>	10 Market Street, LLC
<b>NO. OF BUILDINGS</b>	One (1)
<b>BUILDING SIZE</b>	Building B (Office/Retail): 30,450± SF
<b>LAND AREA</b>	6.1± Acres
<b>ZONING</b>	Haigis Parkway
<b>YEAR BUILT</b>	2023/2024
<b>ELEVATOR</b>	One (1) 7' x 6' Kone Elevator
<b>PARKING</b>	192 spaces in-common
<b>SALE PRICE</b>	Starting at \$325/SF
<b>LEASE RATE</b>	See Broker For Details!



- |    |                |    |  |    |  |
|----|----------------|----|--|----|--|
| 1  |                | 12 |  | 23 |  |
| 2  |                | 13 |  | 24 |  |
| 3  | THE MAINE MALL | 14 |  | 25 |  |
| 4  |                | 15 |  | 26 |  |
| 5  |                | 16 |  | 27 |  |
| 6  |                | 17 |  | 28 |  |
| 7  |                | 18 |  | 29 |  |
| 8  |                | 19 |  | 30 |  |
| 9  |                | 20 |  | 31 |  |
| 10 |                | 21 |  | 32 |  |
| 11 |                | 22 |  | 33 |  |

# SURROUNDING AREA



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11

# SURROUNDING AREA

# 10 MARKET STREET AT THE DOWNS



**BUILDING CONCEPTUAL**



# SITE PLAN

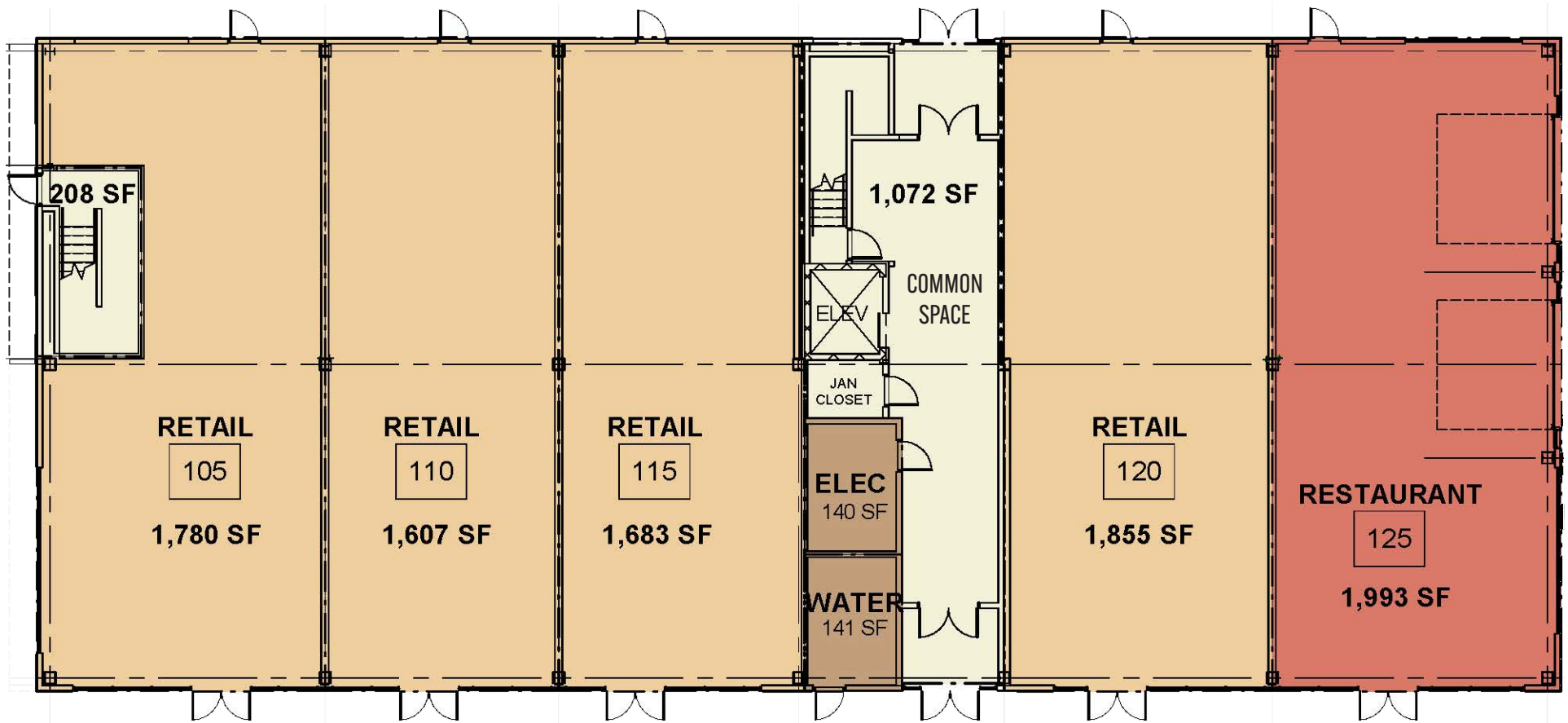
# 10 MARKET STREET AT THE DOWNS



FIRST FLOOR	10,150± SF
SECOND FLOOR	10,150± SF
THIRD FLOOR	10,150± SF
TOTAL SF	30,450± SF

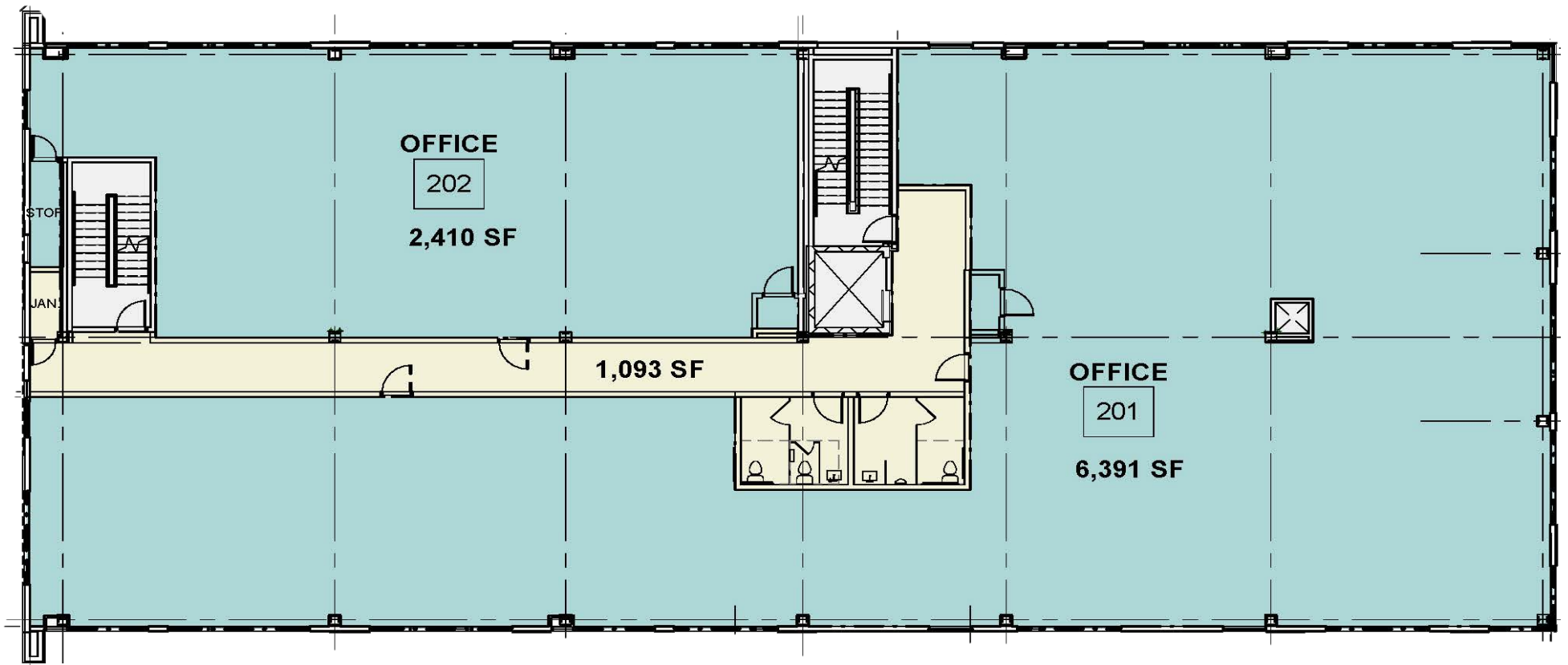


**BUILDING ELEVATION**



\*UNITS CAN BE COMBINED TO CREATE A LARGER SPACE.

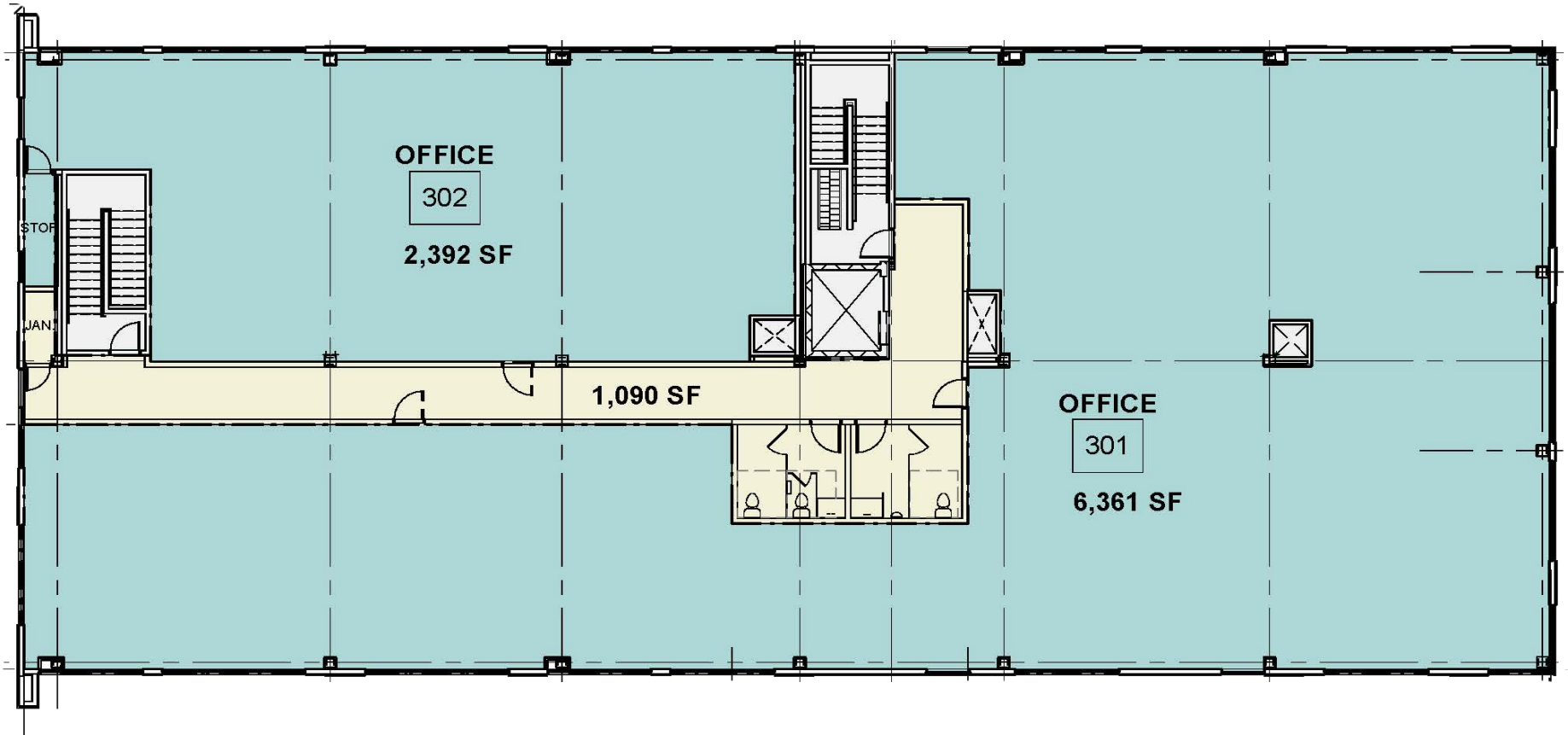
# FIRST FLOOR RETAIL



\*UNITS CAN BE COMBINED TO CREATE A LARGER SPACE.

\*\*OFFICE 201 CAN BE SUBDIVIDED.

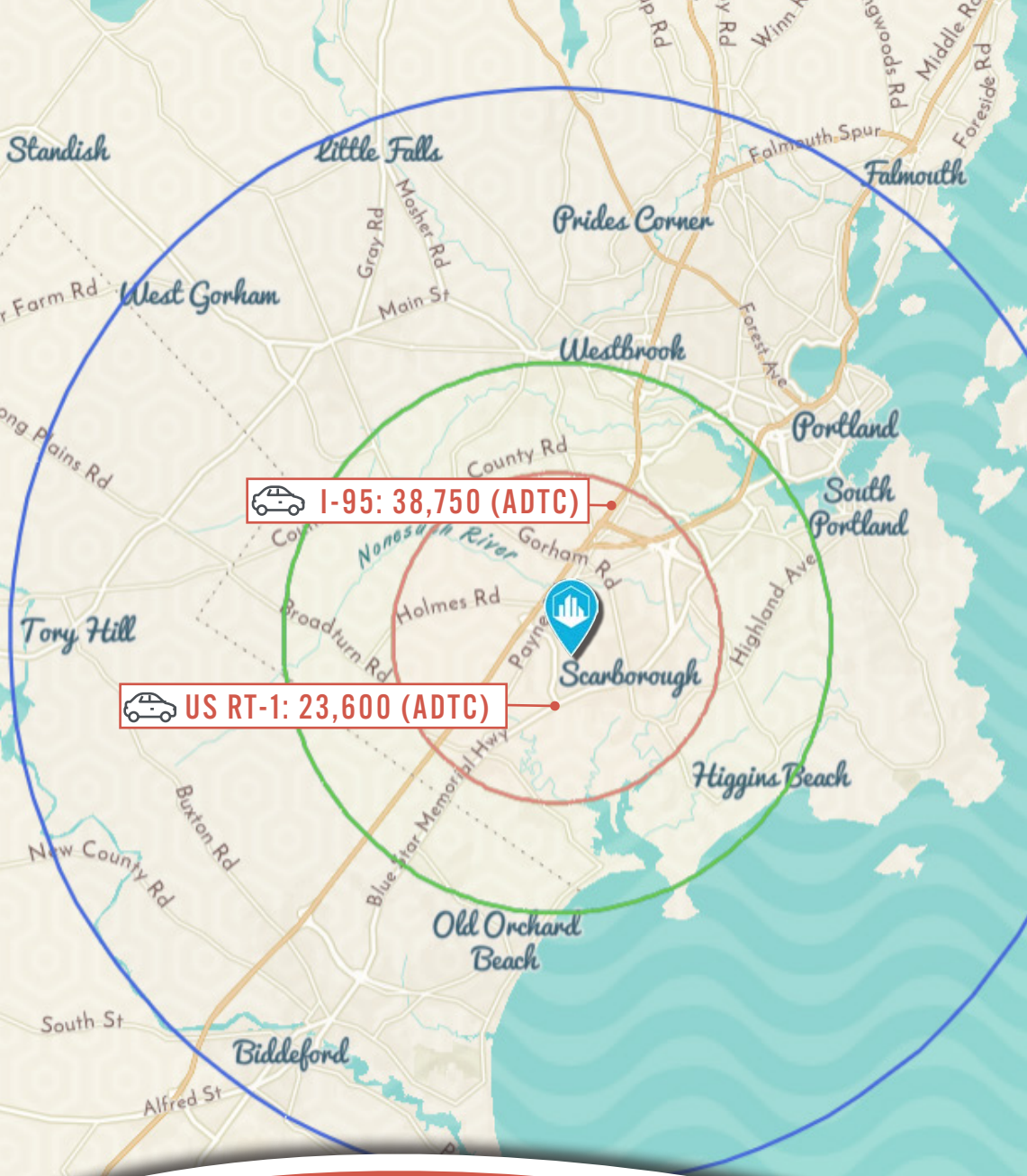
# SECOND FLOOR OFFICE



\*UNITS CAN BE COMBINED TO CREATE A LARGER SPACE.

\*\*OFFICE 301 CAN BE SUBDIVIDED.

# THIRD FLOOR OFFICE



## DEMOGRAPHICS



POPULATION



HOUSEHOLDS



MEDIAN INCOME



TOTAL BUSINESSES

3 MILE RADIUS

15,797

6,707

\$91,096

1,360

5 MILE RADIUS

48,320

20,466

\$87,404

2,715

10 MILE RADIUS

221,758

98,037

\$78,338

10,970

## DRIVE TIMES

09 MINS TO MAINE MALL

13 MINS TO SCARBOROUGH BEACH

13 MINS TO PORTLAND INTERNATIONAL JETPORT

16 MINS TO HIGGINS BEACH

17 MINS TO DOWNTOWN PORTLAND

1 HR 41 MINS TO BOSTON

10 MARKET STREET  
SCARBOROUGH, ME 04074

MARKETED BY



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