FOR LEASE | PREMIER RETAIL SPACE

72 MARKET STREET, SCARBOROUGH, ME 04074



PROPERTY HIGHLIGHTS

The Downs is redefining what retail looks like in Maine. This isn't a traditional shopping center—it's a new Town Center and a rare opportunity to be part of a modern retail experience built around real community and daily life.

Located just before the I-295/I-95 split, The Downs captures some of the highest traffic counts in the state, putting your business in front of thousands every day. With more than 700 homes already complete—and another 1,300 planned—your customer base isn't coming someday, it's already here. Over 50 businesses are open and thriving, creating a vibrant, walkable ecosystem of activity connected by trails and bike lanes.

This is where people shop, live, gather, and return again and again.

Join the momentum. **Live it up at The Downs.**

- 2,000± SF of leaseable retail space within a 4,100± SF building
- Available for occupancy Summer 2027
- Contact brokers for pricing

THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

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PROPERTY DETAILS

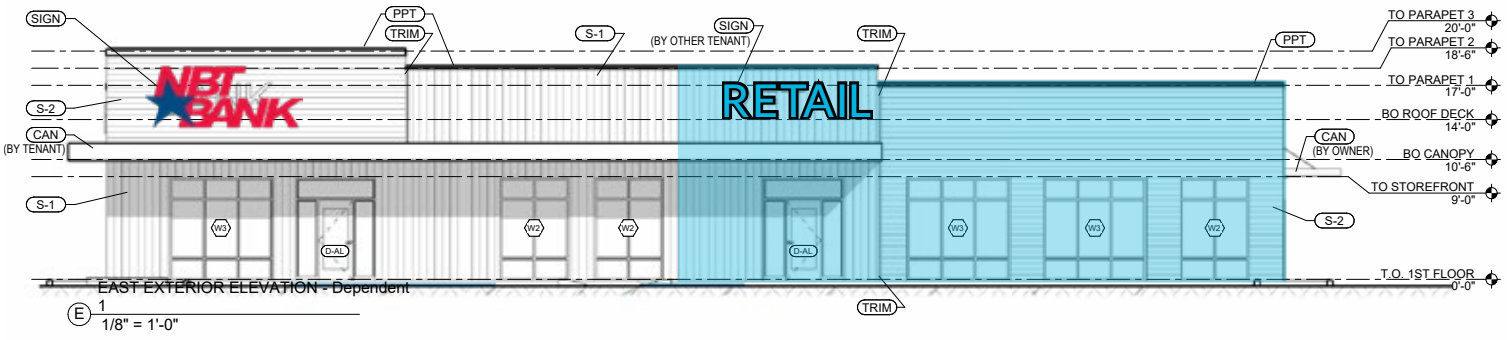
LANDLORD	MRW Town Center Development, LLC
BUILDING DESCRIPTION	Two-tenant, single-story retail building. 50% leased to regional bank.
ZONING	CPD - Crossroads Planned Development District
USE RESTRICTIONS	Restrictions exist on grocery, retail banking, and certain medical uses. Ask broker for additional details
AVAILABLE SPACE	2,000± SF Suite 1 Leased 2,000± SF Suite 2 Retail
UTILITIES	Municipal water & sewer, underground electric, fiber optic
HEATING/COOLING	Separately metered, gas-fired units
ANCHOR BUSINESSES	Costco, Intermed, Allagash, Maine Mariners, and Market Basket
LEASE RATE	See broker for details

AVERAGE DAILY TRAFFIC

I-95 SOUTHBOUND	43,430
I-95 NORTHBOUND	41,500
PAYNE ROAD	20,670
US-1 SOUTHBOUND	17,370
US-1 NORTHBOUND	13,950

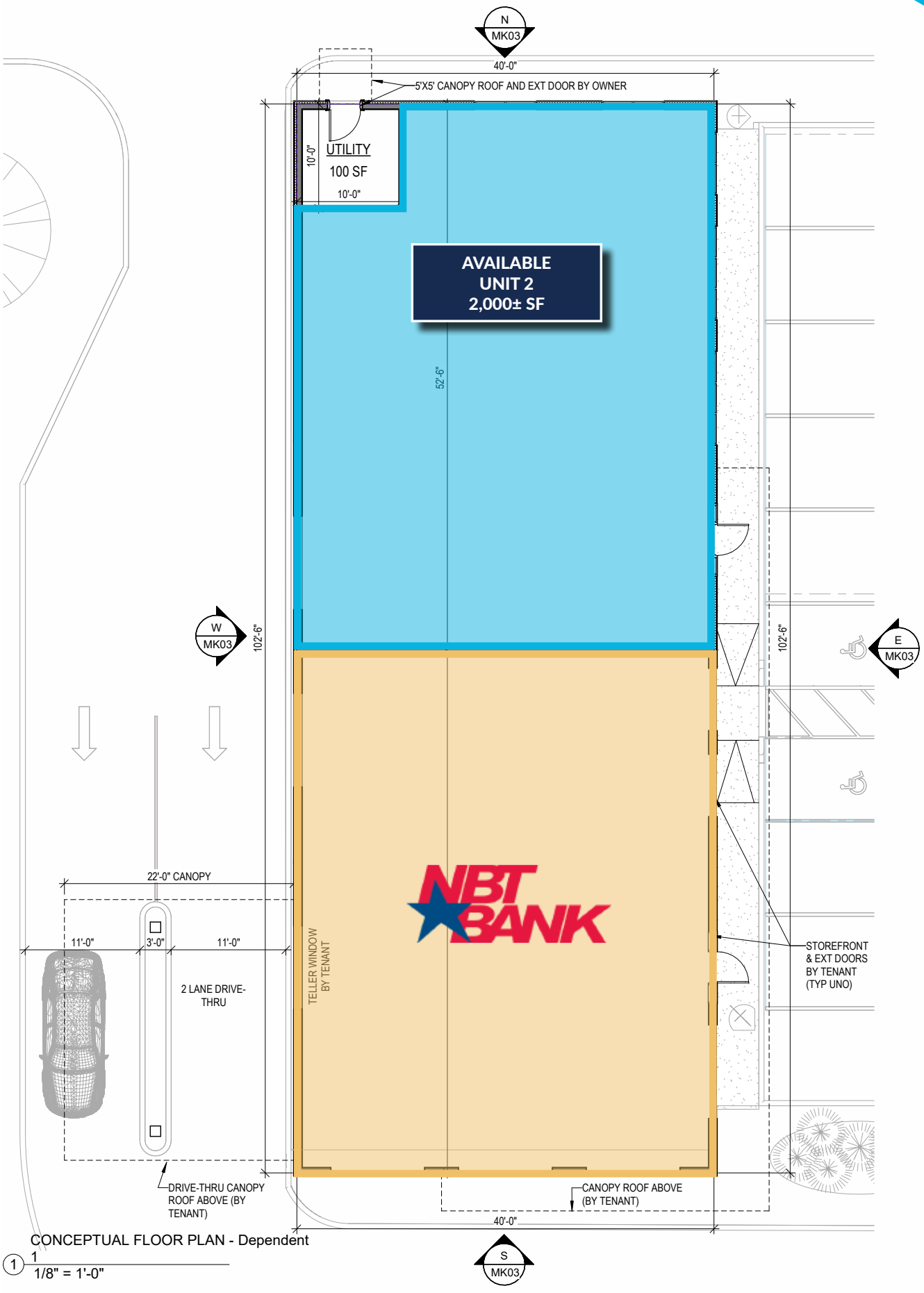
VISITATION DATA - COSTCO

TOTAL ANNUAL VISITS	1.9 MILLION
DWELL TIME	45 MINUTES
AVERAGE DRIVE TIME	40 MINUTES
AVERAGE SPEND	$84.00



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CONCEPTUAL FLOOR PLAN - Dependent

1 1/8" = 1'-0"

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THE DOWNS | THE BOULOS COMPANY | wilder | MR DEVELOPMENT

CONTACT US



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