

# FOR LEASE | PREMIER RETAIL SPACE

276 SCARBOROUGH DOWNS ROAD, SCARBOROUGH, ME 04072



## 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 mall 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 live, gather, and return again and again.

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

- 15,583± SF of first-floor retail and restaurant space above 76 apartment units
- Central interior pedestrian corridor creates natural walk-by exposure and connects front to back
- Available for occupancy Summer 2027
- Contact brokers for pricing



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## PROPERTY DETAILS

<b>LANDLORD</b>	MRW Town Center Development, LLC
<b>BUILDING DESCRIPTION</b>	Five story mixed-used building with 76 apartments above first floor retail
<b>ZONING</b>	CPD - Crossroads Planned Development District
<b>USE RESTRICTIONS</b>	See broker for details

<b>AVAILABLE SPACE</b> (SUITES CAN BE COMBINED)	<b>2,039± SF</b>	<b>Suite 174</b>	<b>Under Contract</b>
	2,498± SF	Suite 172	Restaurant or Retail
	<b>2,615± SF</b>	<b>Suite 168</b>	<b>Under Contract</b>
	1,529± SF	Suite 160	Restaurant or Retail
	802± SF	Suite 156	Retail
	952± SF	Suite 154	Retail
	5,148± SF	Suite 152	Restaurant or Retail

<b>RESTAURANT INFRASTRUCTURE</b>	In place with grease traps, vent chase, and patio seating
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<b>UTILITIES</b>	Municipal water & sewer
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<b>HEATING/COOLING</b>	Separately metered, gas-fired units
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<b>ANCHOR BUSINESSES</b>	Costco, Intermed, Allagash, Maine Mariners, and Market Basket (Opening November 2026)
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<b>LEASE RATE</b>	See broker for details
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## AVERAGE DAILY TRAFFIC

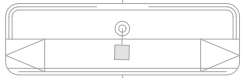
I-95 SOUTHBOUND	43,430
I-95 NORTHBOUND	41,500
PAYNE ROAD	20,670
US-1 SOUTHBOUND	17,370
US-1 NORTHBOUND	13,950

## VISITATION DATA - COSTCO

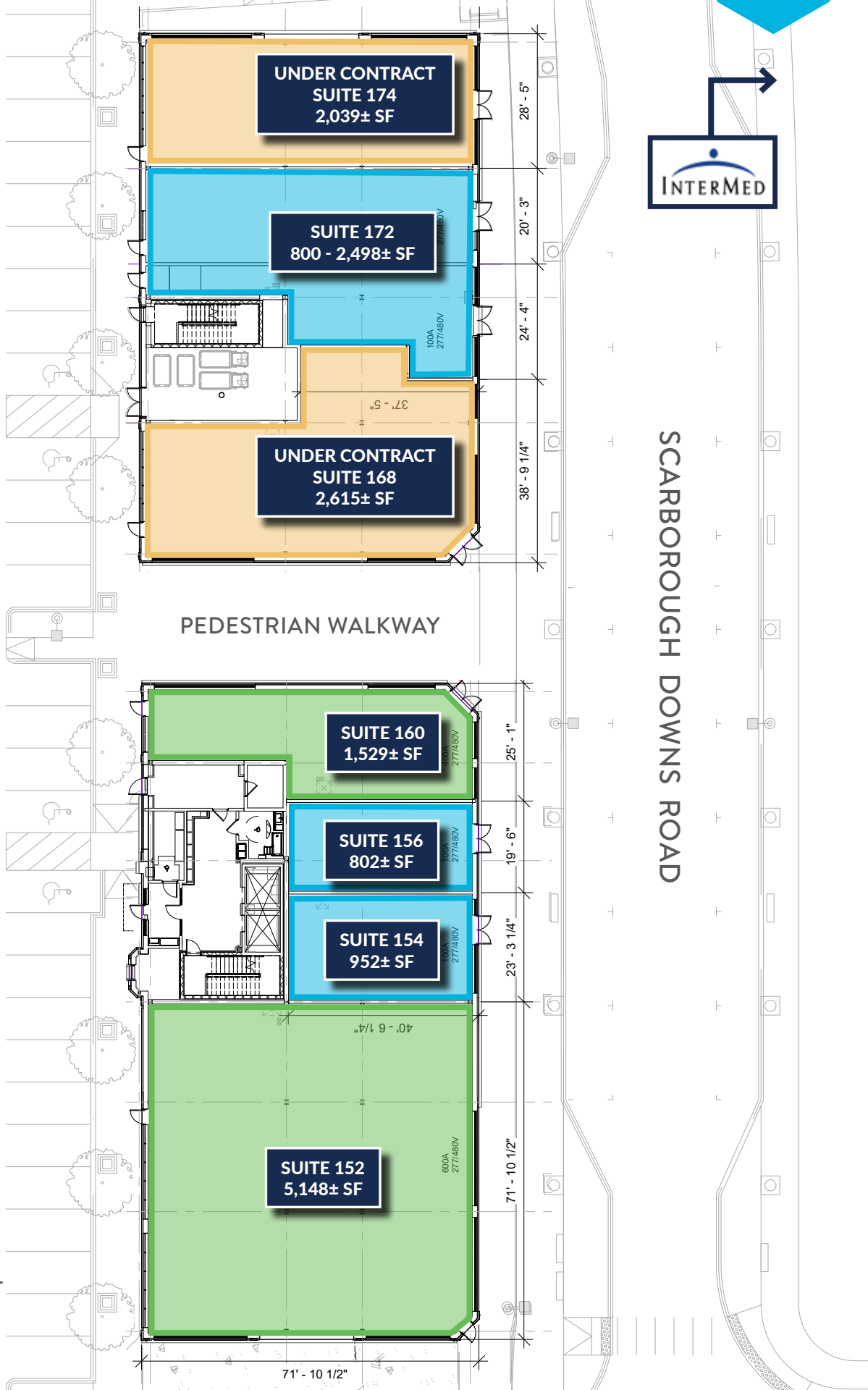
TOTAL ANNUAL VISITS	1.9 MILLION
DWELL TIME	45 MINUTES
AVERAGE DRIVE TIME	40 MINUTES
AVERAGE SPEND	\$84.00

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- RETAIL
- RESTAURANT / RETAIL
- UNDER CONTRACT



PEDESTRIAN WALKWAY

SCARBOROUGH DOWNS ROAD

71' - 10 1/2"

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THE  
**DOWNS**

  
THE BOULOS  
COMPANY

**wilder**

**MR**  
DEVELOPMENT

CONTACT US



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