

FOR LEASE | RETAIL SPACE

110-150 WESTERN AVE, AUGUSTA, ME



PROPERTY OVERVIEW

CAPITOL SHOPPING CENTER

Opportunity to lease retail space within Capitol Shopping Center, a ±171,619 square foot Shaw's Supermarket anchored shopping center located in Maine's state capital.

Capitol Shopping Center has become one of the most deeply entrenched retail centers in the Greater Augusta area and has served the community for over 50 years.



MAINE REALTY ADVISORS
MaineRealtyAdvisors.com
16 Casco Street
Portland, ME 04101

Contact Ben Spencer
(207) 744-3084 ext 306
Ben@MaineRealtyAdvisors.com

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PROPERTY DETAILS

LEASE RATE

UNIT 1	\$13.00 PSF NNN
UNIT 5	\$18.00 PSF NNN
UNIT 7	\$17.00 PSF NNN
PAD	\$30.00 PSF NNN

EST CAM \$5.50 PSF

SQ. FOOTAGE

UNIT 1	5,408 ± SF
UNIT 5	1,444 ± SF
UNIT 7	1,827 ± SF
PAD	Up to 10,000 ± SF

YEAR BUILT 1969, 1999 & 2019

ACREAGE 18.53 Acres

PARKING 950 Spaces On-Site

ELECTRIC Central Maine Power

GAS Summit Natural Gas

WATER & SEWER Municipal

TRAFFIC COUNT 26,310 VPD travel on Western Avenue (U.S. Route 202/ME-100)



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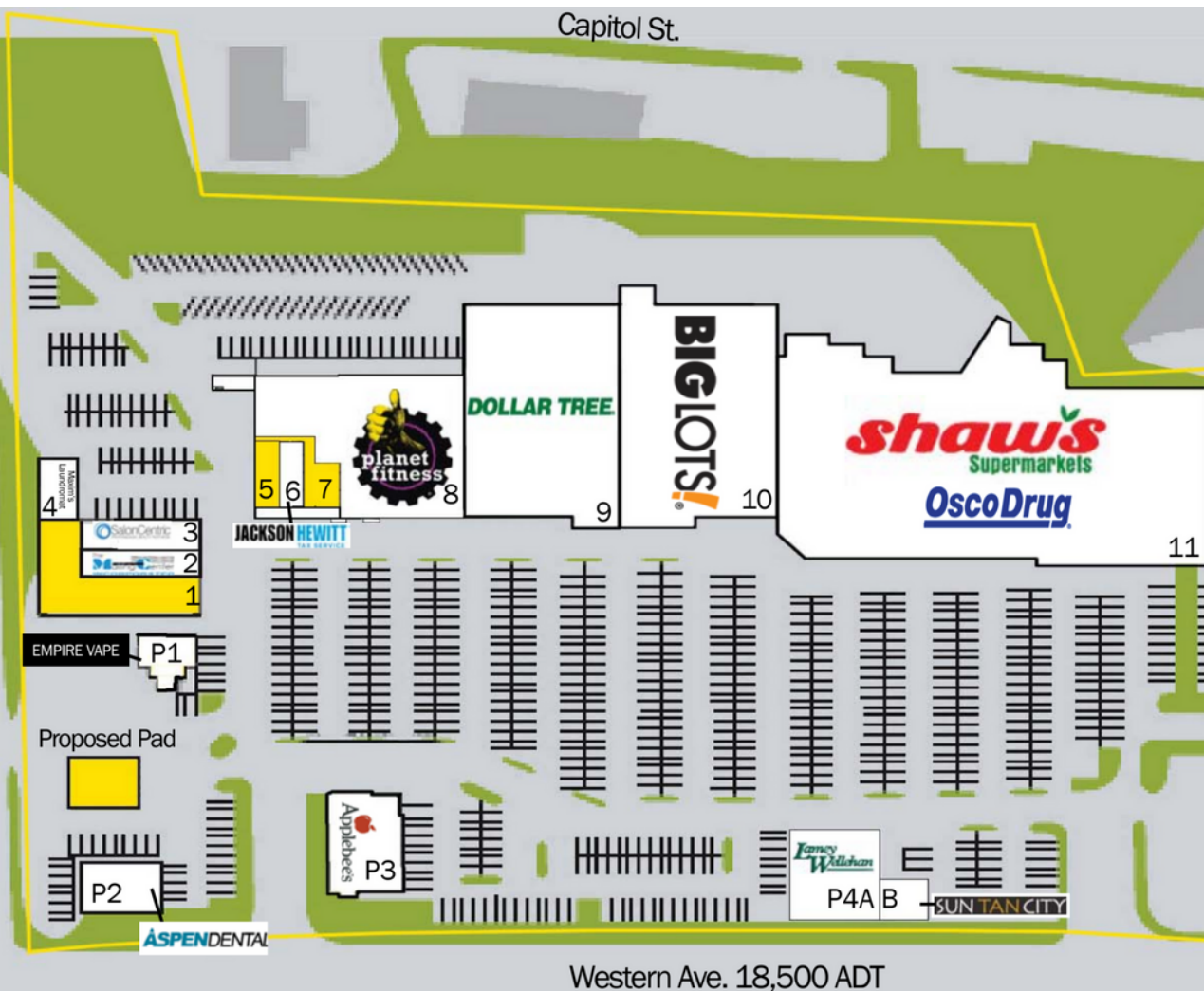
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LEASING MAP PAD & UNITS 1, 5 & 7 AVAILABLE



TENANTS		
1 Available		5,408 SF
2 The Mailing Center		1,692 SF
3 SalonCentric		2,500 SF
4 Maxim's Laundromat		1,650 SF
5 Available		1,444 SF
6 Jackson Hewitt		1,406 SF
7 Available		1,827 SF
8 Planet Fitness		22,370 SF
9 Dollar Tree		20,000 SF
10 Big Lots		32,174 SF
11 Shaw's		62,500 SF
P1 Empire Vape		1,560 SF
P2 AspenDental		3,200 SF
P3 Applebee's		5,250 SF
P4A Lamey Wellehan		6,500 SF
P4B Sun Tan City		2,174 SF
Proposed Pad		TBD SF



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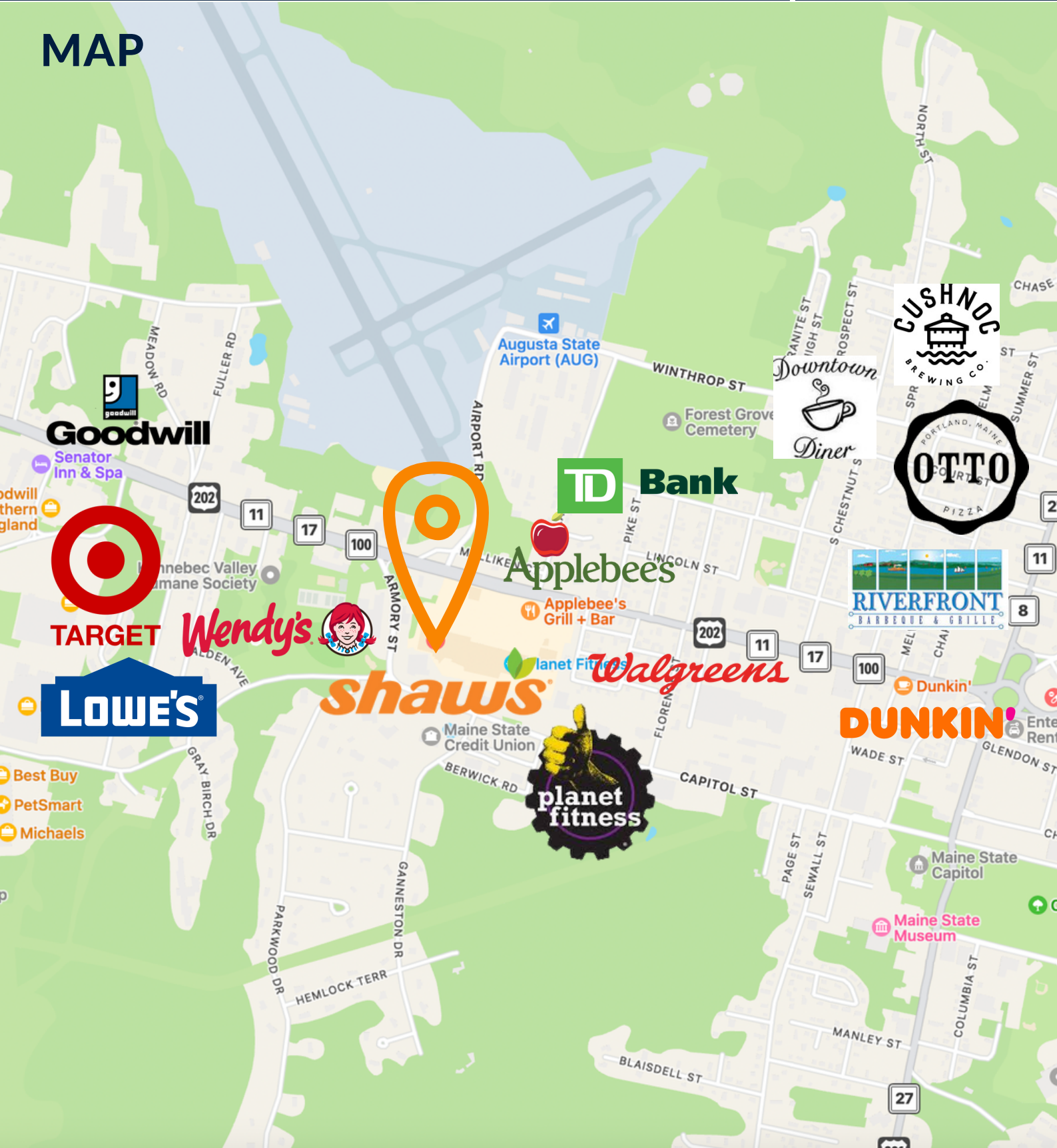
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MAP



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CONTACT



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Vice President

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DEMOGRAPHICS 3 Miles 5 Miles 10 Miles

POPULATION 17,510 26,490 56,677

HOUSEHOLDS 8,403 12,414 25,188

AVERAGE INCOME \$75.9k \$81.5k \$88.3k



Josh Soley

President

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