

FOR SALE/LEASE

CAPITOL HEIGHTS CENTER REDEVELOPMENT 56-60 WESTERN AVENUE, AUGUSTA, ME 04330



DUNKIN'

**BUFFALO
WILD
WINGS GO**

**LOUISIANA
KITCHEN
POPEYES**

Wendy's

**SUBJECT SITE
(*Conceptual Rendering)**

**THE BOULOS
COMPANY**



PROPERTY HIGHLIGHTS

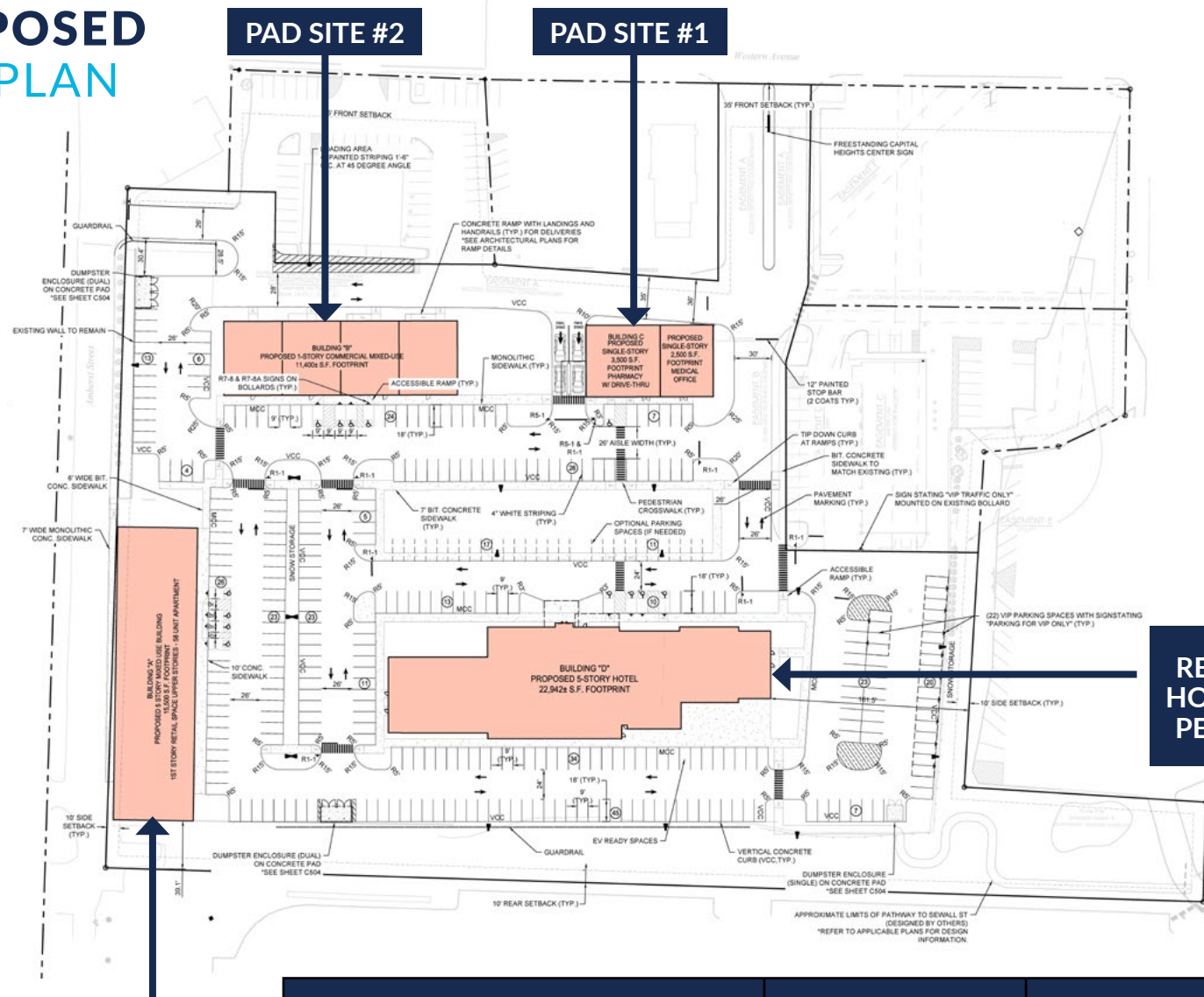
- New development at the new Capitol Heights Center – a mixed-use development featuring hospitality, housing, medical, and retail space
- Retail/office/medical suites available ranging from 2,000-65,000± SF
- 135-key hotel development site
- Pad-ready development sites available for sale or lease
- Located on busy Western Ave, featuring traffic counts of 21,337 AADT, and just steps to the Maine State Capitol Building and ancillary state agencies
- See broker for availability & pricing details

PROPERTY DETAILS

OWNER	Capitol Heights Center, LLC
DEED REFERENCE	5464/48 (subject to change)
ASSESSOR'S REFERENCE	27/195
BUILDING STATUS	Fully permitted on pad-ready site
YEAR BUILT/ COMPLETION DATE	TBD
LOT SIZE	7.95± AC
ZONING	Contract Zoned Local Business District
AVAILABLE SPACE	2,000 - 65,000± SF
TRAFFIC COUNT	21,337± VPD (MDOT 2023)
NEAREST HIGHWAYS & EXITS	I-95, Exit 109
AREA BUSINESSES	Target, Lowe's, Shaw's, Wendy's, Popeyes, VIP, among others
AREA AMENITIES	Maine State Capitol, Kennebec River, Augusta State Airport

*Disclaimer: The architectural visualizations provided on the cover of this document is conceptual in nature and was developed with the assistance of AI-generative tools. The creator is not a licensed architect or engineer, and this rendering should not be relied upon for construction, cost estimation, or technical planning.

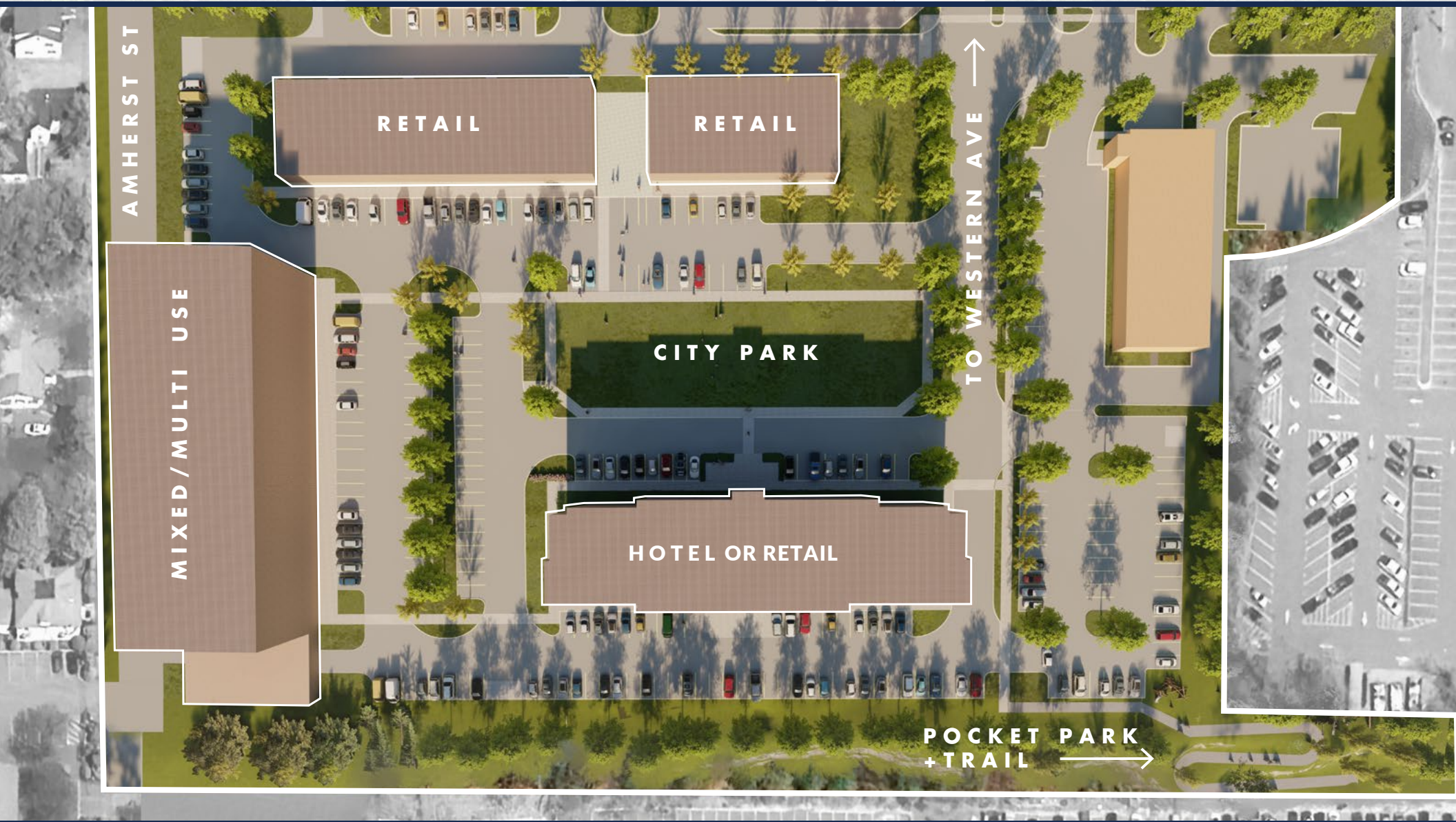
PROPOSED SITE PLAN



PAD SITE #3
58 UNITS & 15,000± SF OF
COMMERCIAL SPACE

PARCEL	SIZE	LEASE RATE	SALE PRICE	STATUS
PAD SITE #1	6,000± SF with drive-thru	TBD	\$1,050,000	Available
PAD SITE #2	11,400± SF	TBD	\$1,350,000	Available
PAD SITE #3	58 units & 15,000± SF	TBD	\$1,850,000	Available
HOTEL DEVELOPMENT SITE OR RETAIL	135 keys OR 30,000± SF	TBD	\$1,875,000	Available

OVERHEAD RENDERING



LOCATION

KENNEBEC RIVER



MAINE STATE
CAPITOL

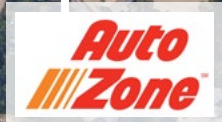
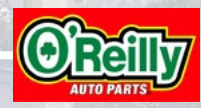


SUBJECT SITE

DUNKIN'

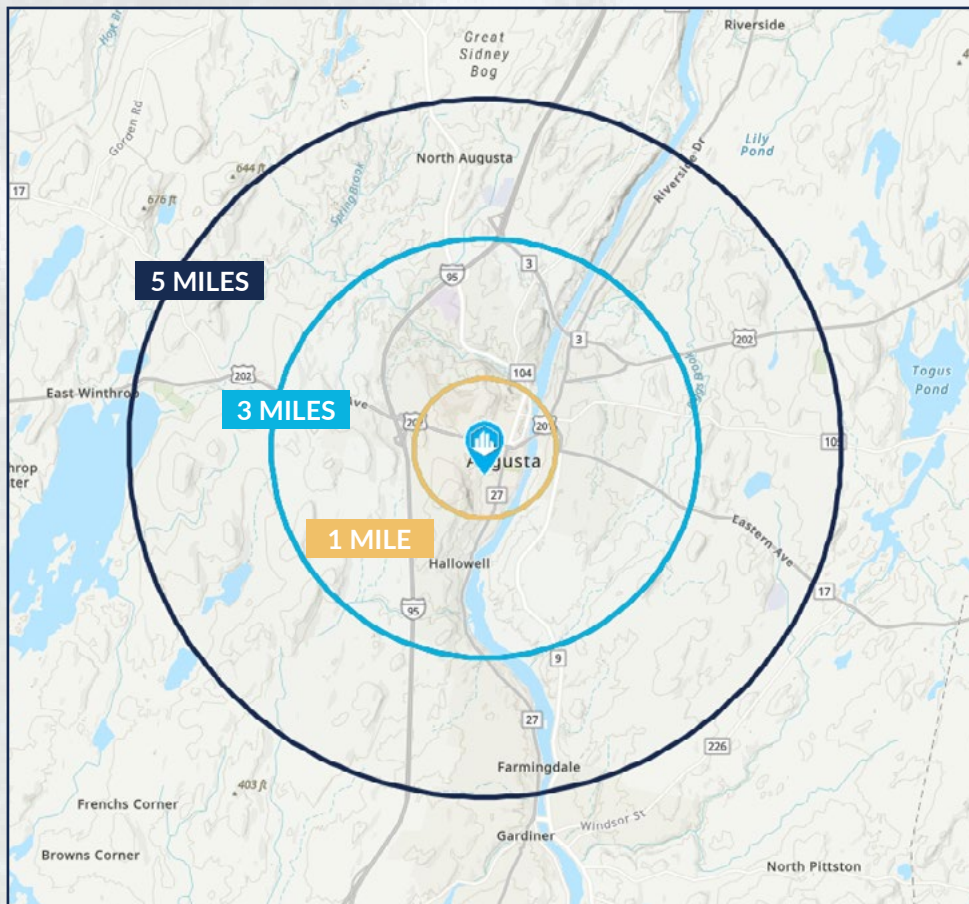


21,337± VPD (MDOT 2023)



AUGUSTA STATE
AIRPORT

BUSINESS KEY FACTS 5 MILE RADIUS



Daytime Population

27,134

Total Population

48,225

Total Daytime Population

Ratio of daytime to total
population:

1.78

Values > 1.0 mean that more
people come to the area during
the day than live there.

Key Statistics

2,200

Total Businesses

39.1K

Total Employees

\$4.57B

Total Sales

2.3%

Unemployment Rate

AREA OVERVIEW

Located in the heart of Central Maine, Augusta has been the capital since 1827. The Capitol Building is the centerpiece for this special City. Situated on both sides of the Kennebec River, Augusta is the center of employment, commerce and service for Central Maine and is the seat of state and county government. Throughout its history, Augusta has been a frontier trading place, an inland shipping port, a center for publishing and manufacturing, and now a hub for post-secondary education and healthcare.

Just 3.5 hours north of Boston, Augusta is ideally positioned between two of Maine's largest cities, Portland (one hour to the south) and Bangor (one hour to the north). The fact that 70% of Maine's population (900,000 people) can reach the city in less than two hour's drive attests to Augusta's convenient and central location. The Central Maine Region is known nationally for its vast array of recreational offerings. The Upper Kennebec and Moose River Valleys offer incomparable opportunities for hiking, bicycling, canoeing, kayaking, whitewater rafting, fishing, hunting, cross-country skiing, snowmobiling and fall foliage viewing.

The subject property is ideally positioned along busy Western Avenue, the primary thoroughfare for East/West travel between I-95 and the heart of Downtown Augusta. Situated on the east end of this stretch, Capitol Heights Center benefits from strong traffic counts and easy access from hundreds of nearby rooftops. This center particularly shines given the hub of daytime commerce located nearby. It is just steps to the Maine State Capitol, the State Office Building & Parking Garage, and hundreds of thousands of square feet of proximate professional office space anchored by various state departments, as well as related and private sector industries. The mixed-use nature of the center is designed to complement all the amenities the site has to offer. The extended stay hotel provides convenient lodging for all travelers, particularly legislators & lobby officials. The new apartment complex offers 58 new housing units over first floor commercial space ideal for retail, office, or amenity uses. The front of the site provides ideal opportunities for retail and medical users to capitalize on the access, population, and daytime traffic.

Augusta takes its place as one of Maine's largest and most active retail areas. The Capital City trails only Portland and Bangor in retail sales. The expansive Marketplace at Augusta features more than 20 nationally known retailers. Other large shopping centers include the Turnpike Mall and Shaw's Plaza. Augusta also boasts a wide network of small to mid-size specialty retailers.



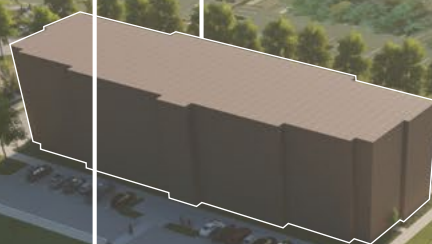


MAINE STATE HOUSE

CAPITOL HEIGHTS PLAZA/CITY PARK

HOTEL

MIXED / MULTI-USE



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