



Brookfield
Properties



The Maine Mall

South Portland, ME

December 2025

The Maine Mall Property Overview

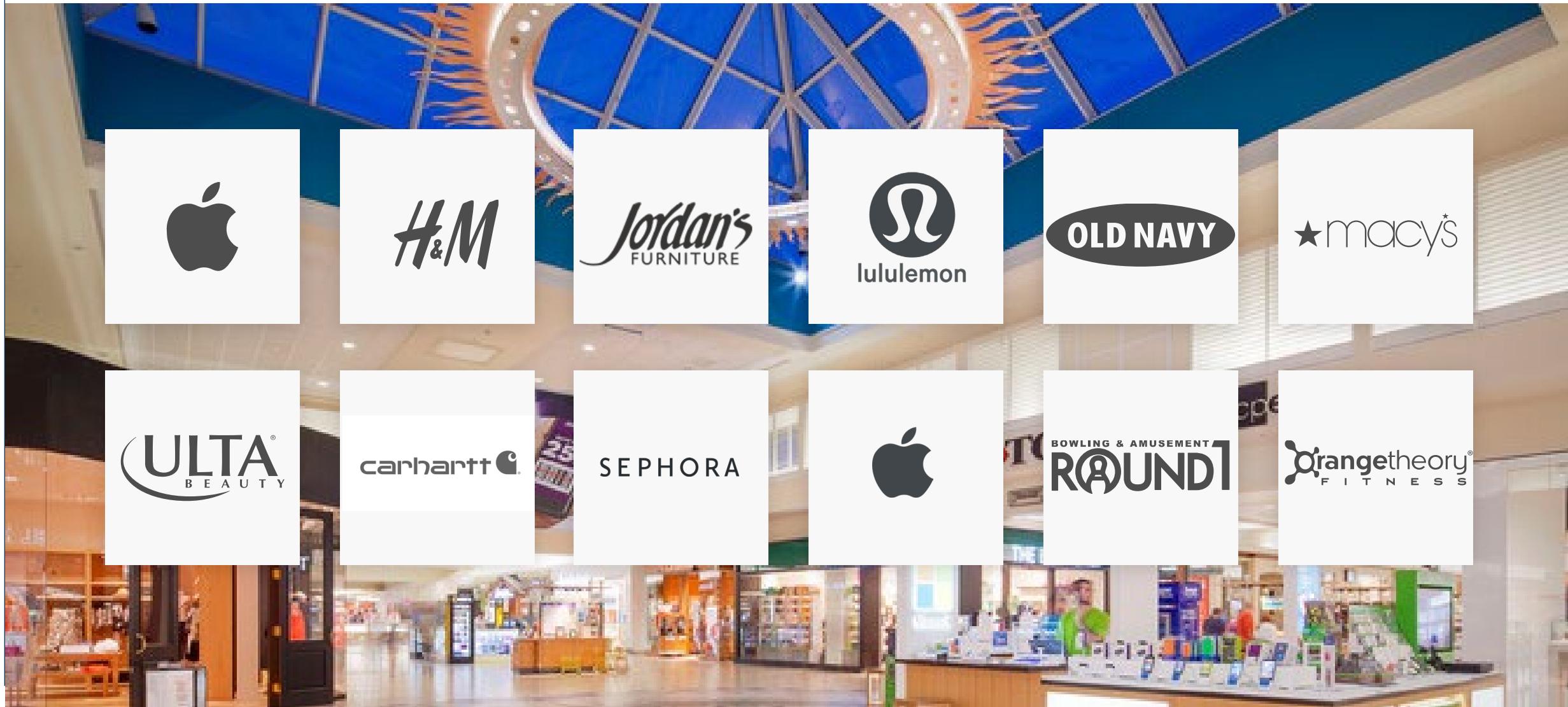


The Maine Mall is located next to the state's largest city, Portland, and is just 45 miles north of the New Hampshire border. Directly accessible from both I-95 and I-295, The Maine Mall is the largest and most successful shopping center in the state, enjoying a trade area that extends beyond a 30-mile radius and includes the state's most affluent communities. The number one industry in Maine is tourism and retail sales are consistently named one of the highest annual tourism expenditures. Owing to this fact, The Maine Mall sees as much in sales (as a percentage of total business) in June, July, and August as it sees in November and December, confirming a second "holiday season" during the summer tourism months.

The center features several first-to-market and/or state-exclusive retailers, including Apple, Carhartt, J.Crew Factory, LUSH, Pottery Barn, Sephora, and Soma Intimates. Additionally, The Maine Mall features a strong lineup of national brands like Macy's, H&M, Best Buy, Lovesac, Lululemon, Round1 Bowling & Amusement, Old Navy, and Ulta Beauty.



In good company

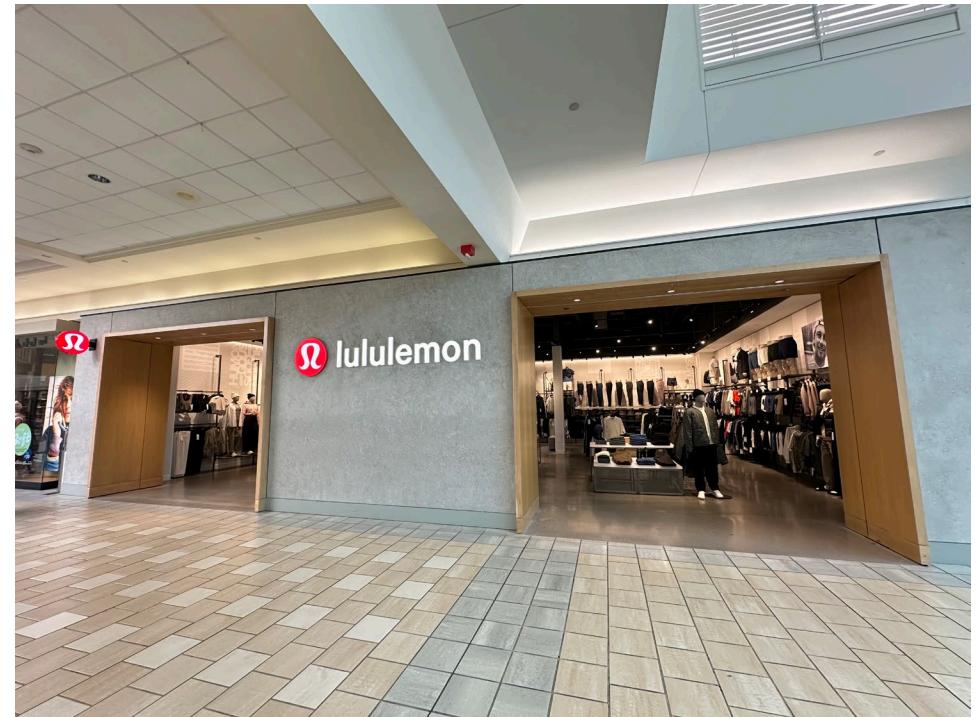


Perfectly positioned

TRADE AREA AFFLUENCE & EDUCATION

Population	542,073
Households	228,060
% of Total Households Earning \$100,000+	41.7%
Average HHI	\$111,125
Average Home Value	\$357,265
% of Population 25+ with Bachelor's Degree or Higher	40.8%
Median Age	43.6





Property Plans

Core beliefs

- Cater to the unique needs of consumers
- Highlight small businesses
- Partner with national brands
- Provide jobs + resources to communities

Brookfield Properties

Our centers provide consumers with a sensory experience that other platforms simply cannot match — the benefit of touching, tasting, and feeling products in real time. That is part of how we're reimagining what retail can be — an unrivaled experience for our customers and a sustainable place for our tenant partners to thrive.

The Maine Mall

RETAIL LEASING

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