

INTRODUCING

10 Market Street at The Downs



THE
THE DOWNS

PRIME RETAIL/OFFICE SPACE

EXECUTIVE SUMMARY

The Downs is once again offering a unique opportunity for end users to be involved in the most exciting mixed-use, master-planned development in the State of Maine. 10 Market Street at The Downs is a 31,753 ± SF three-story building that is planned to have 1,600 to 5,000± SF retail units on the first floor and 2,400 to 10,627± SF office units on the second and third floors.

Each unit would be part of a condominium association and would be available for purchase. This is a rare availability, to be able to purchase and own a build-to-suit office or retail space of this size and scale in this prime location. Each space would be delivered in a "vanilla shell" condition (see broker for details) to allow each user to tailor the finishes of the space to their individual and business specifications. In addition to this anchor building, plans call for a 4,750± SF restaurant and a 2,750± SF coffee shop.

10 Market Street at The Downs is anticipated to be completed by Fall of 2024. Please contact us to discuss the reservation process to secure a unit today.

ASSET OVERVIEW

OWNER	10 Market Street, LLC
NO. OF BUILDINGS	One (1)
BUILDING SIZE	31,753± SF
STORIES	Three (3)
LAND AREA	6.1± Acres
ZONING	Haigis Parkway
EST. COMPLETION DATE	Fall of 2024
ELEVATOR	One (1) 7' x 6' Kone Elevator
PARKING	192 spaces in-common
SALE PRICE	Starting at \$325/SF



- | | | | | | |
|----|----------------|----|--|----|--|
| 1 | | 12 | | 23 | |
| 2 | | 13 | | 24 | |
| 3 | THE MAINE MALL | 14 | | 25 | |
| 4 | | 15 | | 26 | |
| 5 | | 16 | | 27 | |
| 6 | | 17 | | 28 | |
| 7 | | 18 | | 29 | |
| 8 | | 19 | | 30 | |
| 9 | | 20 | | 31 | |
| 10 | | 21 | | 32 | |
| 11 | | 22 | | 33 | |



- 1


- 2


- 3


- 4


- 5


- 6


- 7


- 8


- 9


- 10


- 11



SURROUNDING AREA

10 MARKET STREET AT THE DOWNS



BUILDING CONCEPTUAL



HAIGIS PARKWAY

10 MARKET STREET
COMMERCIAL
MIXED-USE BUILDING

BLDG. C
RESTAURANT

BLDG. A
RETAIL WITH
DRIVE-THRU

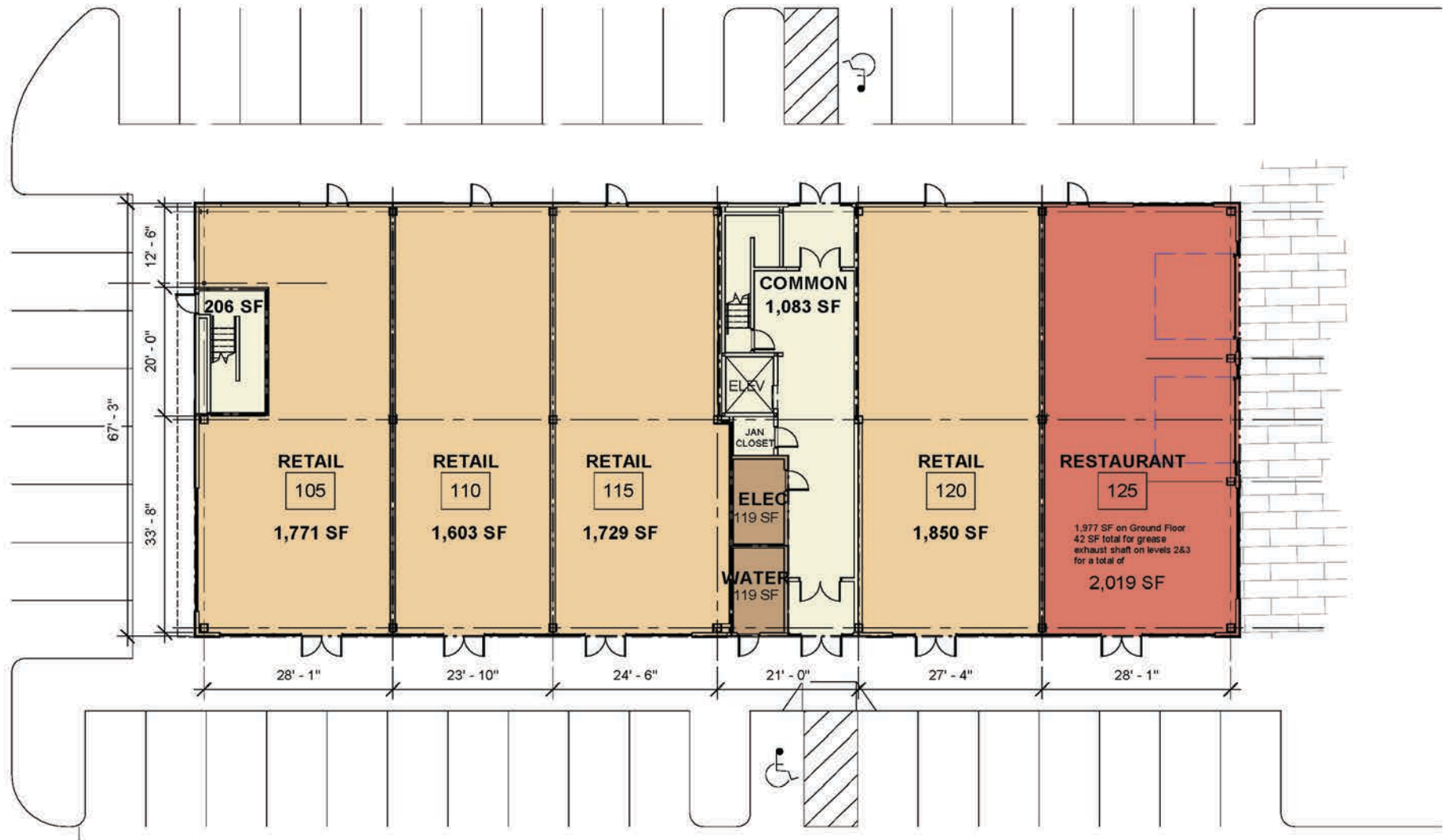
MARKET STREET

10 MARKET STREET AT THE DOWNS



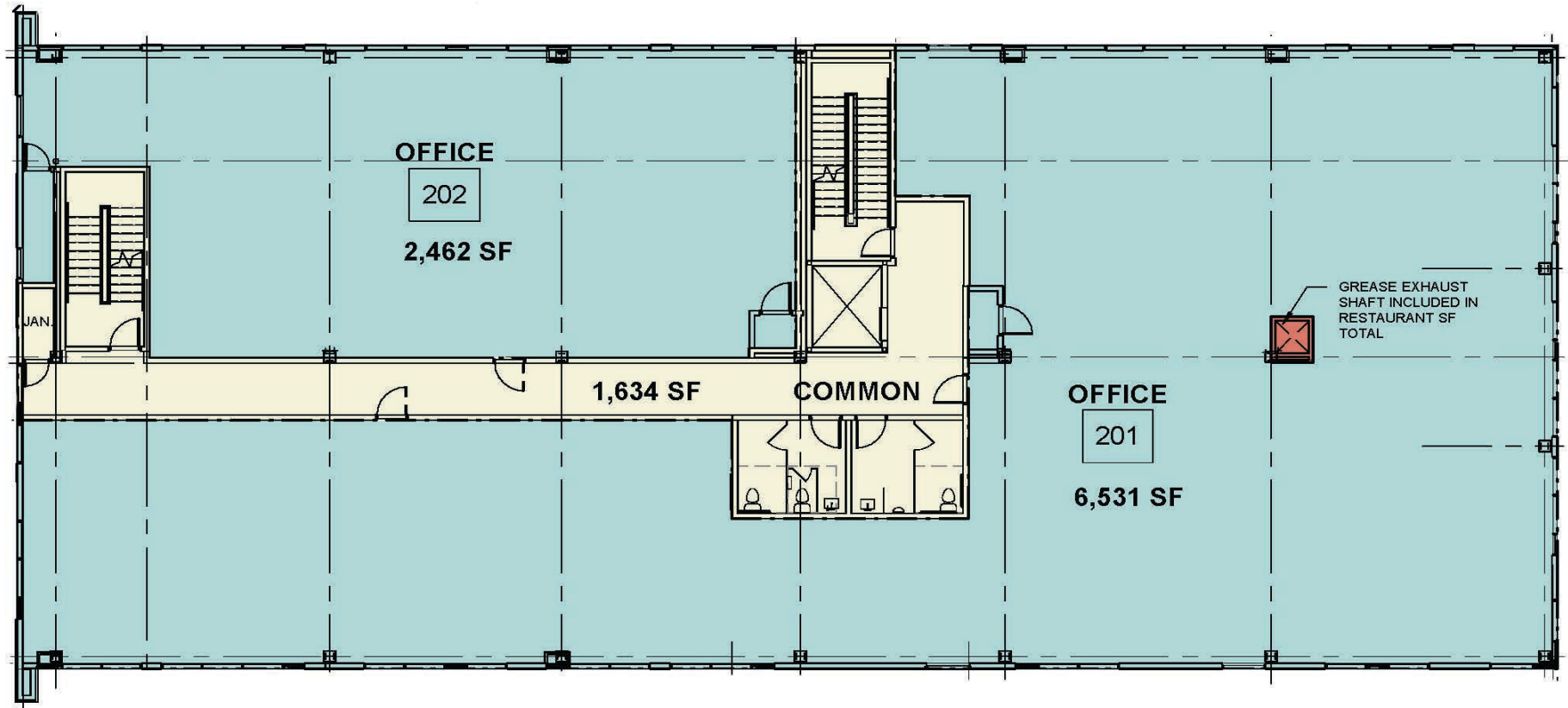
FIRST FLOOR	10,499± SF
SECOND FLOOR	10,627± SF
THIRD FLOOR	10,627± SF
TOTAL SF	31,753± SF





*UNITS CAN BE COMBINED TO CREATE A LARGER SPACE.

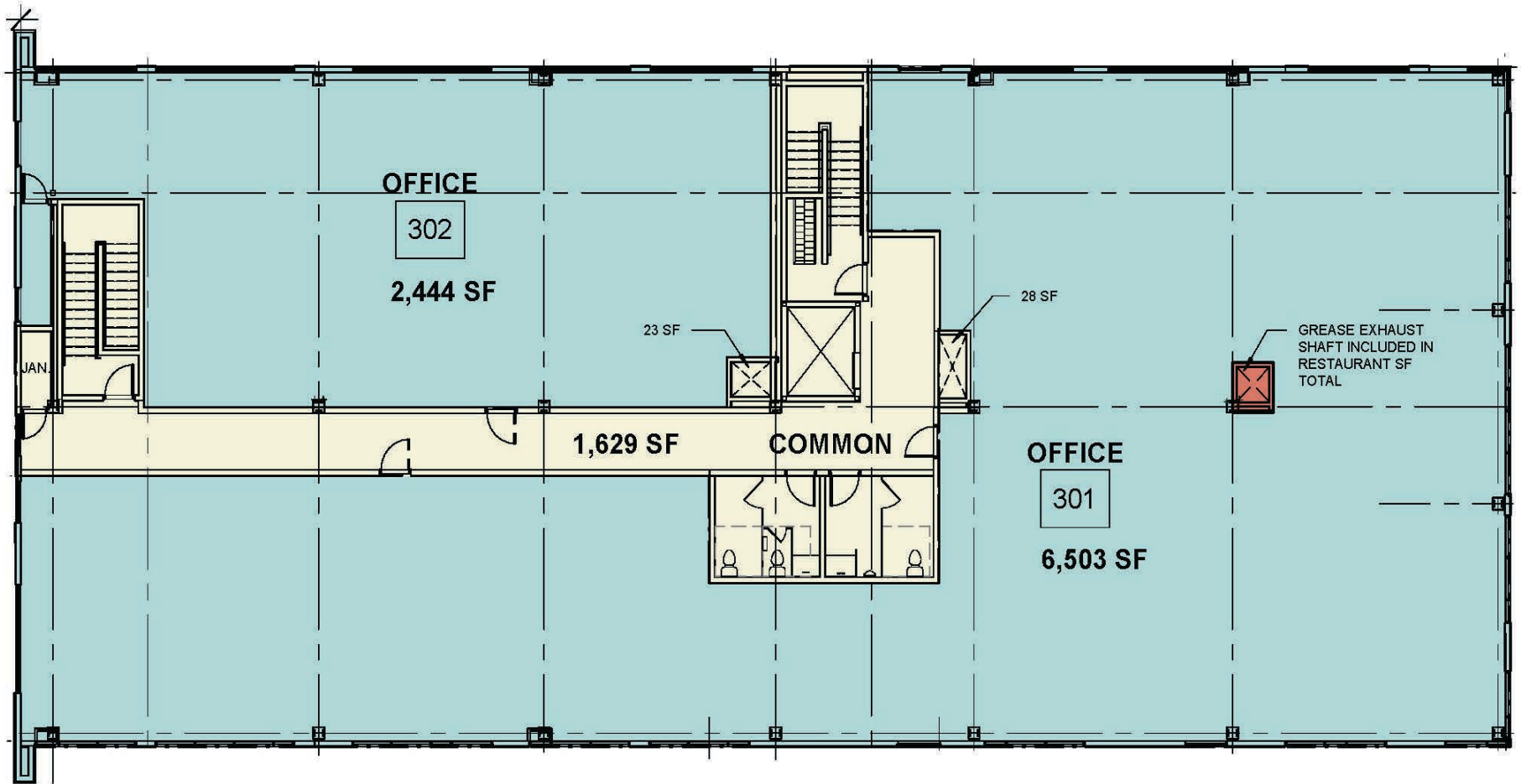
FIRST FLOOR RETAIL



*UNITS CAN BE COMBINED TO CREATE A LARGER SPACE.

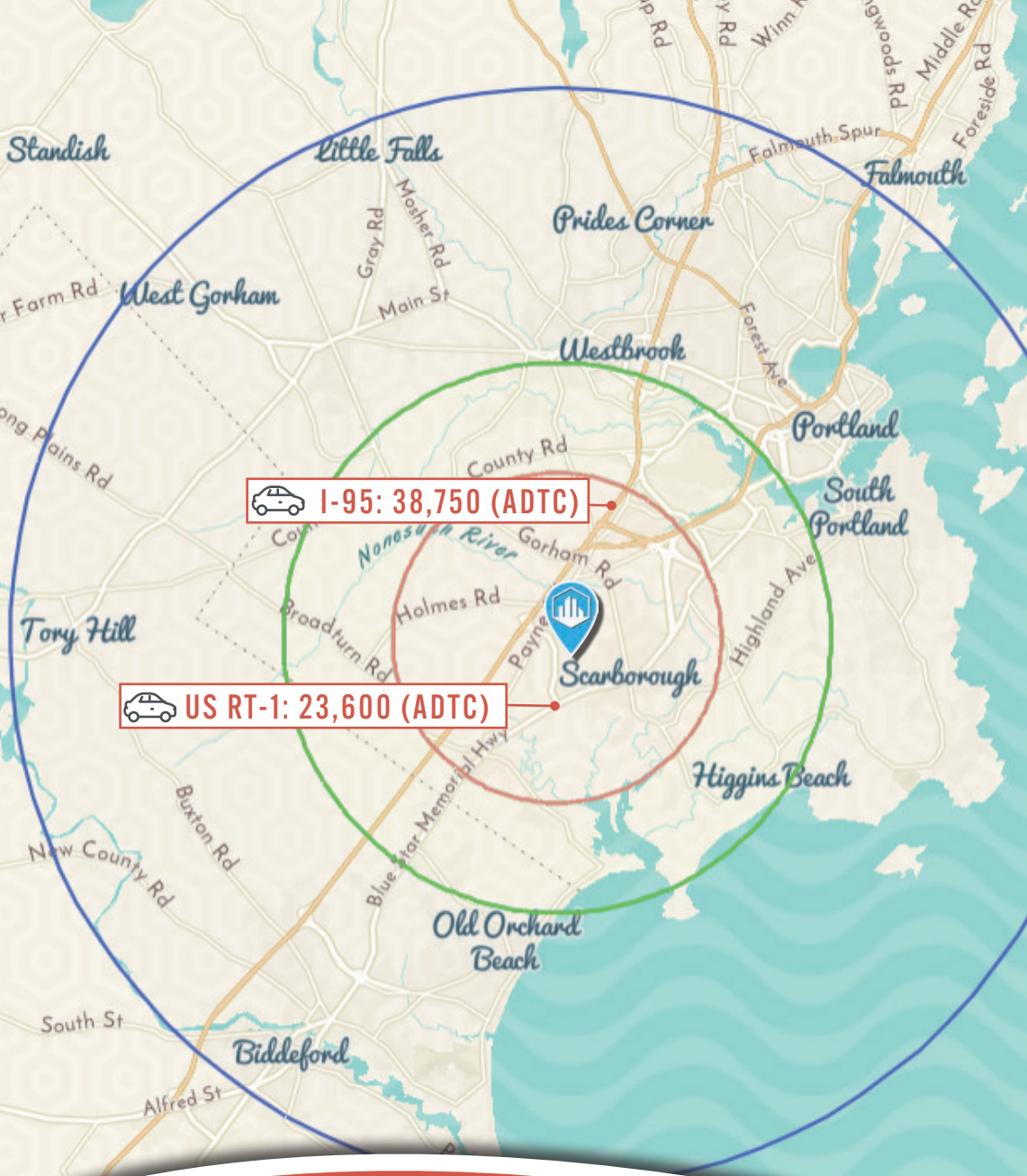
**OFFICE 201 CAN BE SUBDIVIDED.

SECOND FLOOR OFFICE



*UNITS CAN BE COMBINED TO CREATE A LARGER SPACE.

**OFFICE 301 CAN BE SUBDIVIDED.



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



MEDIAN INCOME



TOTAL BUSINESSES

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	TOTAL BUSINESSES
3 MILE RADIUS	15,797	6,707	\$91,096	1,360
5 MILE RADIUS	48,320	20,466	\$87,404	2,715
10 MILE RADIUS	221,758	98,037	\$78,338	10,970

DRIVE TIMES

- 09 MINS TO MAINE MALL
- 13 MINS TO SCARBOROUGH BEACH
- 13 MINS TO PORTLAND INTERNATIONAL JETPORT
- 16 MINS TO HIGGINS BEACH
- 17 MINS TO DOWNTOWN PORTLAND
- 1 HR 41 MINS TO BOSTON



ACADIA NATIONAL PARK
177 MILES

AUGUSTA, ME
63.4 MILES

BANGOR, ME
137 MILES

BOSTON, MA
101 MILES

FREEPORT, ME
25.9 MILES

NEW YORK, NY
308 MILES

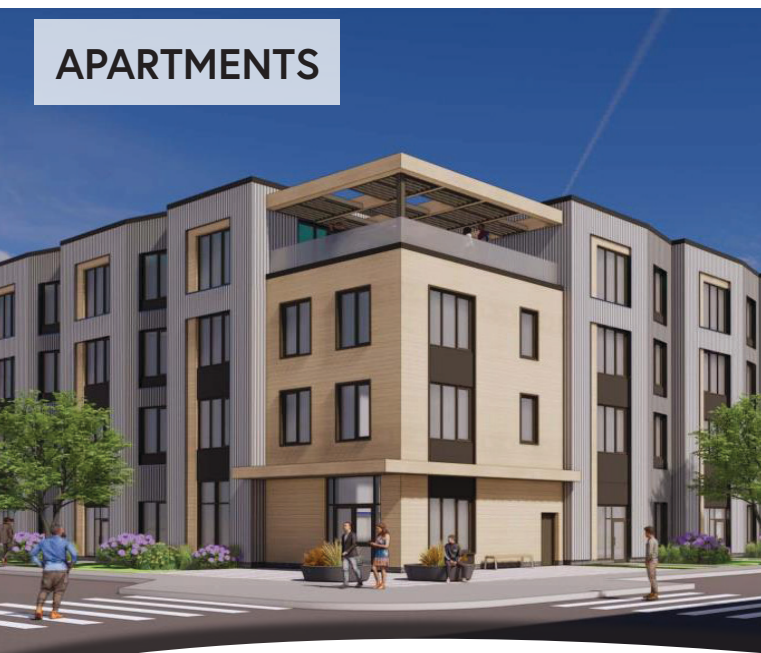
OLD ORCHARD BEACH
7.7 MILES

PORTLAND, ME
9.3 MILES

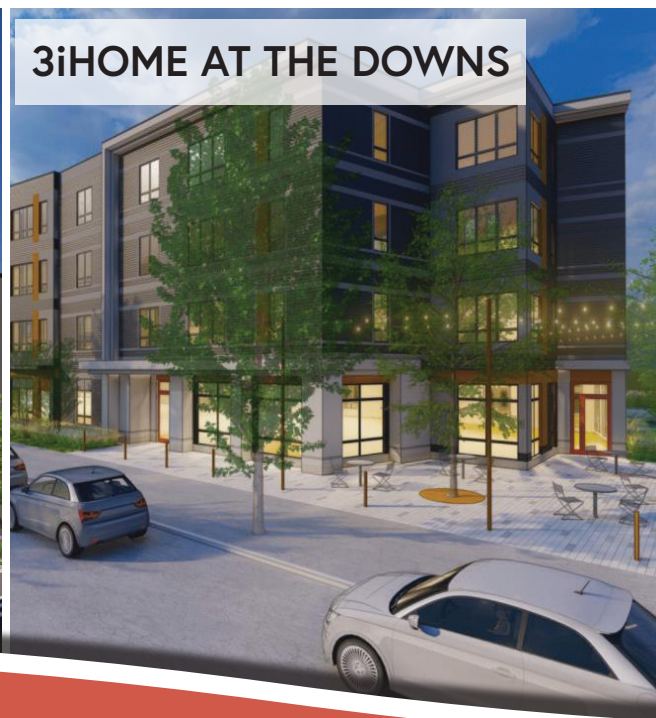
PORTSMOUTH, NH
46.3 MILES



ALLAGASH BREWING COMPANY



APARTMENTS



3iHOME AT THE DOWNS

The residential landscape at The Downs can be vividly captured through its numerical essence. Boasting a diverse array of housing options, the development has already accomplished an impressive feat with 77 single-family homes, 20 duplexes, 122 garden condos, 156 apartments, 18 townhouses, 77 specialized senior care units, and 12 memory care beds or units. As momentum surges ahead, the ongoing initiatives are equally remarkable, encompassing the construction of 8 micro cottages, 22 studio units, and 45 additional apartments. With these ambitious endeavors in full swing, anticipation builds for an extraordinary total of 561 units expected to grace The Downs by the close of Q4 2023, painting a vibrant picture of thriving community and diverse living spaces.

ACTIVITY	TYPICAL DEVELOPMENT	10 MKT DEVELOPMENT
LAND ACQUISITION		
Site search for raw land	Purchaser responsibility	Included
Raw land purchase	Purchaser responsibility	Included
SOFT COSTS		
Survey	Purchaser responsibility	Included
Wetland Study	Purchaser responsibility	Included
Soils report	Purchaser responsibility	Included
Environmental Permitting	Purchaser responsibility	Included
Traffic Study	Purchaser responsibility	Included
Site engineering	Purchaser responsibility	Included
Sewer impact fee analysis	Purchaser responsibility	Included
MDOT permitting	Purchaser responsibility	Included
DEP permitting	Purchaser responsibility	Included
Engineering for army corp permits	Purchaser responsibility	Included
Site design and approvals	Purchaser responsibility	Included
SITE WORK		
Bringing utilities to site*	Purchaser responsibility	Included
Frontage on public roadway	Purchaser responsibility	Included
Clearing site	Purchaser responsibility	Included
Grading and leveling site	Purchaser responsibility	Included
Wetland mitigation	Purchaser responsibility	Included
Storm water installation	Purchaser responsibility	Included
Site driveway, parking, walkways	Purchaser responsibility	Included
Building pad site	Purchaser responsibility	Included

ACTIVITY	TYPICAL DEVELOPMENT	10 MKT DEVELOPMENT
NOT INCLUDED IN SALE PRICE		
Town of Scarborough sewer capacity reserve fees	Purchaser responsibility	Purchaser Responsibility
Town of Scarborough traffic impact fees	Purchaser responsibility	Purchaser Responsibility
Traffic pro-rata fees to developer	Purchaser responsibility	Purchaser Responsibility
Building design/permitting	Purchaser responsibility	Purchaser responsibility
Building construction	Purchaser responsibility	Purchaser responsibility

OPPORTUNITY FOR FULL INTERIOR SPACE DESIGN AND CONSTRUCTION THROUGH THE DEVELOPER.

10 MARKET STREET
SCARBOROUGH, ME 04074

MARKETED BY



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