

MALLSIDE PLAZA

SOUTH PORTLAND, ME



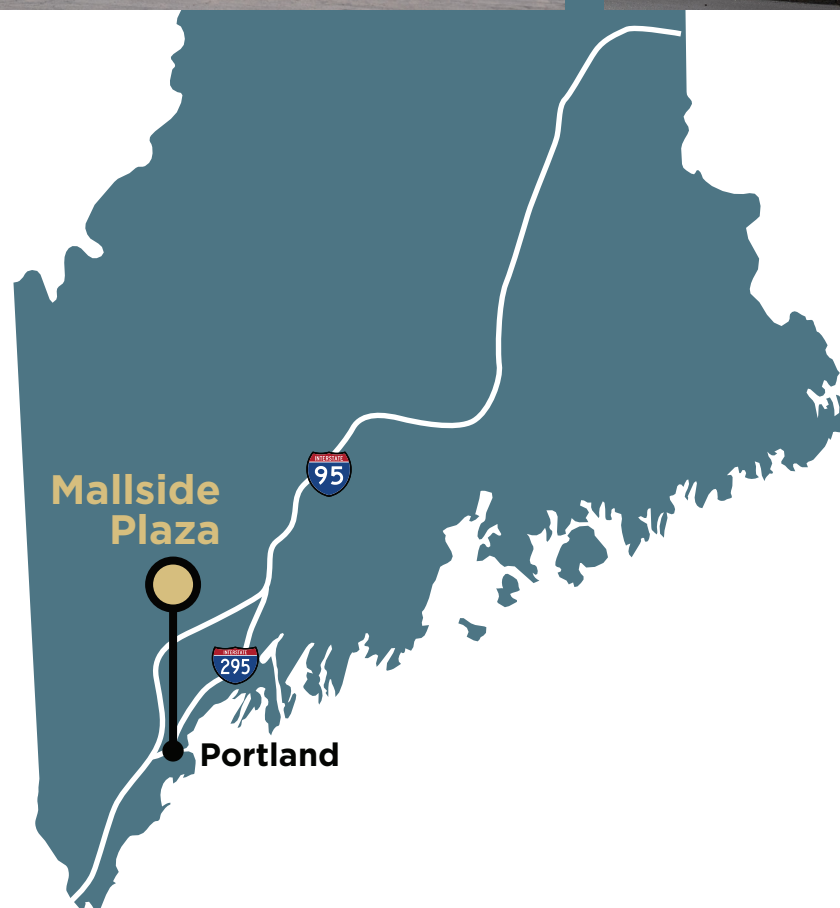
Grossman Development Group, LLC



PROPERTY

Mallside Plaza is a high-visibility, open-air shopping center strategically positioned at the epicenter of retail activity in Greater Portland—the largest and most affluent metropolitan area in Maine.

Located directly off I-95 (Maine Turnpike) with seamless access to I-295, the property offers outstanding regional connectivity and captures both local and tourist traffic. The site benefits from strong daily commuter patterns, robust residential density, and a steady influx of seasonal visitors, making it a premier location for national retailers, restaurants, and service-based businesses looking to grow their footprint in Southern Maine.



RETAIL MARKET







PROPERTY HIGHLIGHTS

- ✓ Prime location at the heart of Maine's top retail corridor
- ✓ Excellent visibility and access from I-95 and I-295
- ✓ Dense daytime population and strong white-collar employment base



LEASING PLAN



TRADE AREA DEMOGRAPHICS

Population

537,977

▲ **539,408**

Projected 2028 Growth

Households

226,162

▲ **226,256**

Projected 2028 Growth

INCOME

Average Household Income **\$91,202**

▲ **\$105,594**

Projected 2028 Growth

Household
Income

\$75k+

47.44%

\$100k+

32.9%



DAYTIME EMPLOYMENT

3-Mile Radius Total Employment: 35,885

White Collar: 70.63%

Executive/Professional: 41.45%

5-Mile Radius Total Employment: 99,534

White Collar: 69.4%

Executive/Professional: 41.77%



7-MILE RADIUS

Population 159,692

Households 70,931

**Average
Household Income** \$96,817

**Bachelors's Degree
or Higher** 50.09%

**Average
Home Value** \$113,953



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