



HOME					
MARKET OVERVIEW					
AREA HIGHLIGHTS					
LOCATION					
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HOSPITAL
250 Bed Hospital
1,800 Employees
948,00 Annual Visits



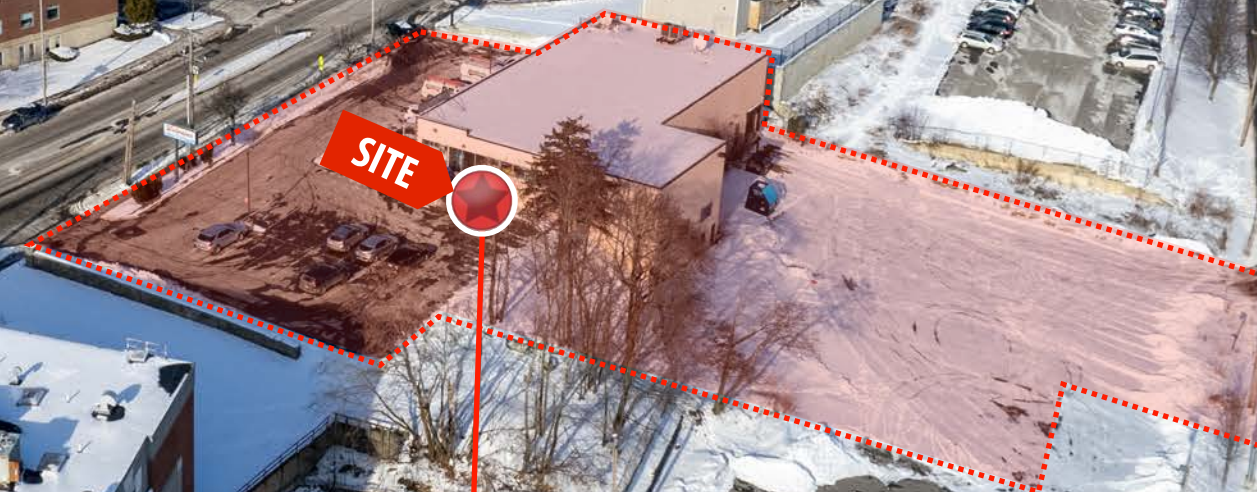
TOTAL POPULATION - 15 Mile Radius
135,237 THOUSAND

**PRIME
RETAIL
DEVELOPMENT**

OUTPARCEL AVAILABLE

± 1.08 AC

**CLICK HERE
TO VIEW
DRONE VIDEO**



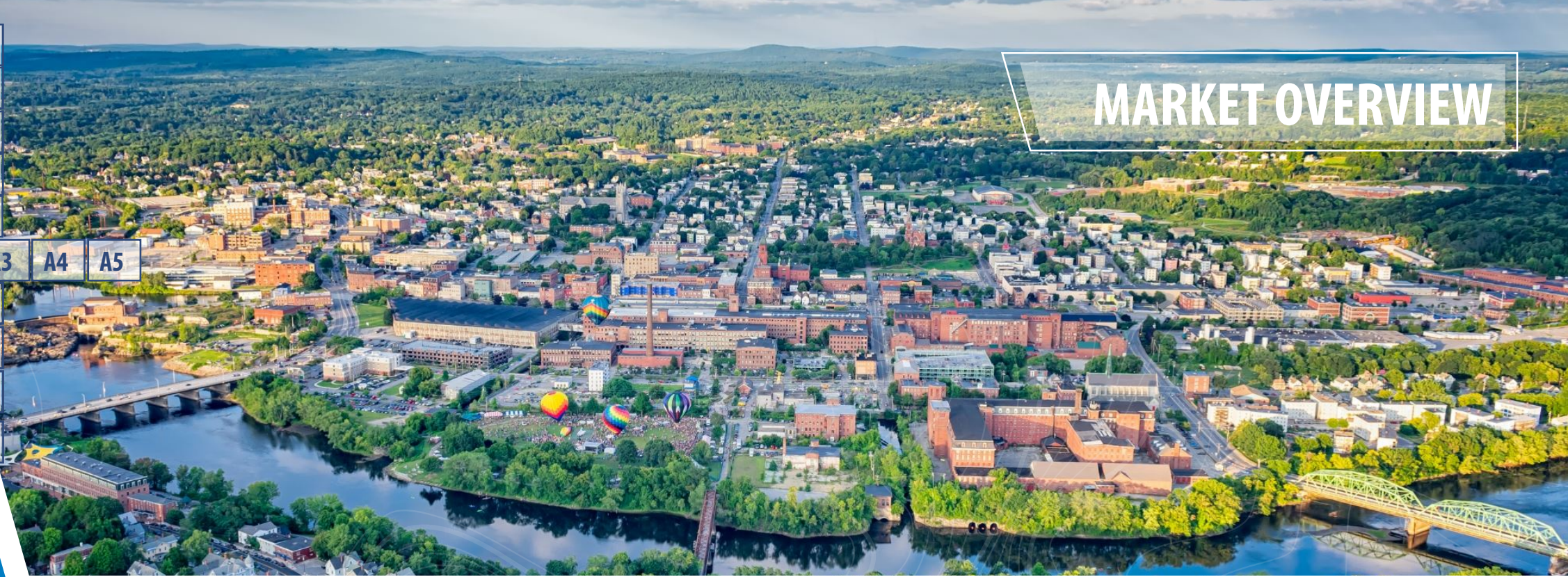
315 Main St, Lewiston, ME 04240
LEWISTON, MAINE



»

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MARKET OVERVIEW



Lewiston is the second largest city in Maine and the most central city in Androscoggin County. The city lies halfway between Augusta, the state's capital, and Portland, the state's most populous city. It is one-half of the Lewiston-Auburn Metropolitan Statistical Area. Auburn is the county seat of Androscoggin County.

Androscoggin County is known for poultry, ranking #1 in the state for the poultry and egg category from 77 producing farms. The county is also top in the state for hog and pig production. Major highways in Lewiston are Interstate 95/Maine Turnpike, US Route 202, Maine State Route 196, and Maine State Route 126. Some of the largest employers are Central Main Medical Center, St. Mary's Regional Medical Center, Bates College, and The Colisee all within one mile of the hotel's site.

OPPORTUNITY LIVES HERE

Lewiston, Maine, is a growing city full of possibility. Vibrant and culturally diverse with a strong sense of community, Lewiston delivers affordable, accessible and abundant opportunity.



Basilica of Saints Peter and Paul (Lewiston, Maine)

ANDROSCOGGIN COUNTY



54,530
Lobor Force
(Androscoggin County)



48,774
Employment
(Androscoggin County)



2.3%
Unemployment Rate



\$1042
Avg. Non-Manufacturing
Weekly Wage

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CLOSE PROXIMITY TO HOUSEHOLDS



STRONG CAR TRAFFIC



PRIME HOTEL DESTINATION



GREAT VISIBILITY AND ACCESS



BARRIERS TO ENTRY



HIGH DENSITY POPULATION

95,743 within a 10 mile radius



68.6% OCCUPANCY RATE



HOMES NEAR PROPERTY

Nearby local restaurants include Pure Thai Kitchen, Dunkin' Donuts, Luigg's Pizzeria, Aflotaste Restro, Orchid, and Tina Thai Express. The site's location on Main Street is easily accessible to reach other areas of the city.



HOSPITAL
250 Bed Hospital
1,800 Employees
948,000 Annual Visits



HOSPITAL
233 Bed Hospital
9,600 Employees
22,000 Patient Days



TRAFFIC COUNTS



SR-11(Main Street) near the Site	19,226 AADT
SR-11(Main Street) @ Holland Street	15,857 AADT
Sabattus Street @ Main Street	11,193 AADT
Oak Street (behind site)	1,468 AADT
Bridge from Auburn	26,612 AADT

HOTEL DEMAND:		COVID			
2018 +3.3%	2019 +3.6%	2020 -30.0%	2021 +64.6%	2022 +4.4%	

AREA HIGHLIGHTS

DENSE RETAIL CORRIDOR WITH CLOSE PROXIMITY TO MAJOR ECONOMIC DRIVERS

- » Prime location, A+ Visibility with High Traffic Count
- » High A+ Access with multiple egress & ingress
- » Directly across from Central Maine Medical Center - **948,000 Annual Visits**
- » **The State of Maine published in a report the state hosts 15.4 million visitors.** Robust tourism statistics and positive population growth since 2020.

SURROUNDING INFLUENCERS

- » Across the street from a 250–bed Medical Center with 1,800 employees, and under 1 mile from St. Mary's Health System 233- beds.
- » Proximity to two hospitals, a college, event center, river, and hockey arena
- » College and Sports draw create sources for room night sales.
- » 5.5 Miles from Lost Valley Ski Area is active throughout the year. In the summer months, live music events are held every Friday. Other events include motorcycle rides and specialty music acts. During ski season, 31 runs and 45 acres are open for night skiing. The ski season runs from December through April.

DEMOGRAPHIC HIGHLIGHTS

- » Populated area with over 61,547 people living within a five mile radius of the property earning an average household income in excess of \$62,806 per year
- » Androscoggin County had an estimated population in 2022 of – 113,823, an increase of 1.7% over the 2020 census. The county had a median household income of \$59,287, a per capita income of \$31,688, and a median house value of \$175,100.
- » The City of Lewiston had an **estimated population in 2022 of 38,493**, an increase of 3.7% over the 2020 census. The city had a **median household income of \$48,069**, a per capita income of \$27,856, and a median house value of \$157,500.
- » Lewiston and Auburn have **16 schools and student enrollment of about 8,000**. The unemployment rate in Androscoggin is 2.3%

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Lewiston and Auburn have 16 schools and student enrollment of about 8,000. The unemployment rate in Androscoggin is 2.3%



COLLEGE
1,800 Students
190 Academic Staff



Bates College is a private liberal arts college in Lewiston, less than a mile from the hotel site, established in 1855. The Bates campus totals 813 acres, of which the 133-acre main campus is in Lewiston. It maintains 600 acres of nature preserve known as the "Bates-Morse Mountain" near Camp- bell Island and an 80-acre coastal center on Atkins Bay. Bates provides studies in the humanities, social sciences, natural sciences, and engineering and offers joint undergraduate programs. The college has an endowment of \$466 million, over 1,800 undergraduate students, 190 academic staff, and the tuition is over \$61,000. The college offers 36 departmental and interdis- ciplinary program major and 25 secondary concentrations.



The Central Maine Medical Center serves most of Androscoggin County, including Lewiston, Auburn, and other nearby communities. It is a trauma center and a teaching affiliate of the Boston University School of Medi- cine and the University of New England College of Osteopathic Medicine. The hospital has about 200 beds and approximately 300 physicians. The hospital campus includes several large parking facilities, including a Life- Flight of Maine helipad. The hospital had approximately \$1.1 billion in revenue and nearly 40,000 patient days.



A Member of Covenant Health

St. Mary's Health System, a member of Covenant Health, is located just south of the Bates College campus. A senior care facility operated by Covenant Health is on the hospital campus. The hospital has about 233 beds, nearly 22,000 patient days, and generated revenue of over \$670 million. Services offered at St. Mary's include behavioral and mental health services, urgent care, orthopedics, wound care, and specialty services.



AREA SCHOOLS & MEDICAL



Lewiston High School
1,561 Students



The University of Southern Maine is a public university with Portland, Gorham, and Lewiston campuses. The university has about 8,000 students. The area college is known as Lewiston-Auburn College. Baccalaureate de- gree programs available at USM LAC are Arts and Humanities, Leadership and Organizational Studies, Natural and Applied Sciences, Social and Behavioral Sciences. Master of Arts in Leadership and Master of Occupational Therapy degrees are offered exclusively at Lewiston-Auburn College. The USM Nursing program from USM's College of Nursing and Health Professions is also provided at the Lewiston-Auburn campus. Other colleges and universities in the Lewiston area are:

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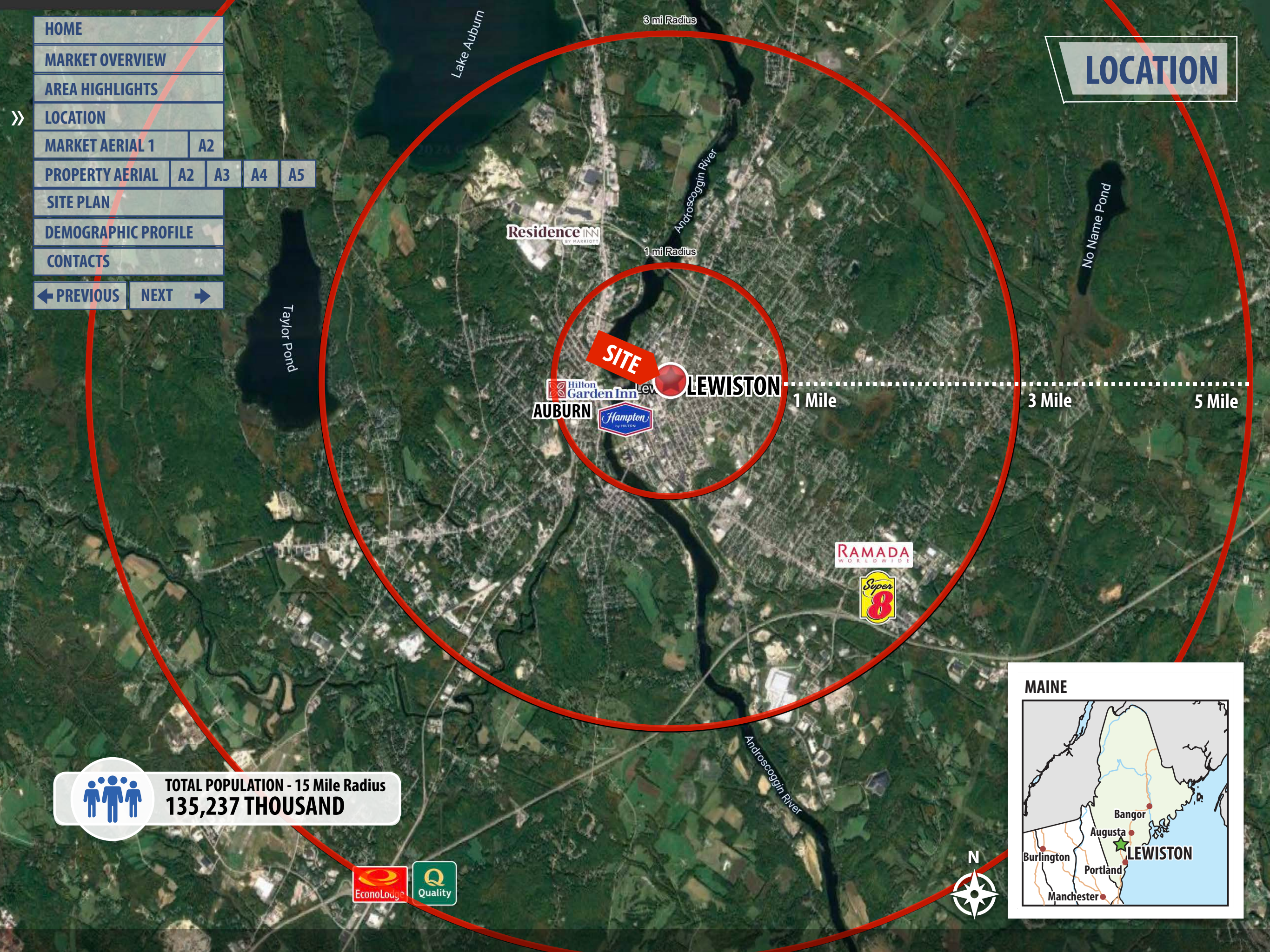
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TOTAL POPULATION - 15 Mile Radius

135,237 THOUSAND



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MATTRESS FIRM

BURGER KING

Walmart

DUNKIN'

LOWE'S

Mobil

DUNKIN'

BURGER KING

verizon

Pop-Boy's

NAPA

Little Caesars

FIVE GUYS

AutoZone

d'angelo

PLAY IT AGAIN SPORTS

ADVANCE AUTO PARTS

IRVING

Great Clips

CHIPOTLE

TACO BELL

T

FIREHOUSE SUBS

SHERWIN-WILLIAMS

BURGER KING

CIRCLE K

IRVING

Panera BREAD

TURNER STREET, AUBURN, ME

PLACER.AI RANKED NATIONWIDE

623/1,917 - 67% RANKING

VIP

RBC

O'Reilly

SUBWAY

McDonald's

Wendy's

Central Maine Medical Center

CENTRAL MAINE HEALTHCARE

BATES COLLEGE

1,800 Students

190 Academic Staff

VIP

Golden Nozzle Car Wash

IRVING

Walgreens

O'Reilly

CVS pharmacy

Staples

CVS pharmacy

Denny's

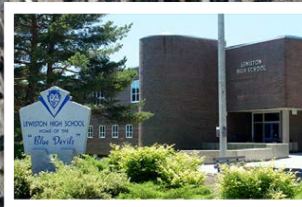
meineke

TD Bank

Hilton Garden Inn

the Y

Hampton



Lewiston High School

1,561 Students

ST. MARY'S HEALTH SYSTEM

A Member of Covenant Health

Starbucks

BURGER KING

FAMILY DOLLAR

DOLLAR GENERAL

RBC

Aaron's

CVS pharmacy

DUNKIN'

shaws

save a lot

TD Bank

KeyBank

ADVANCE AUTO PARTS

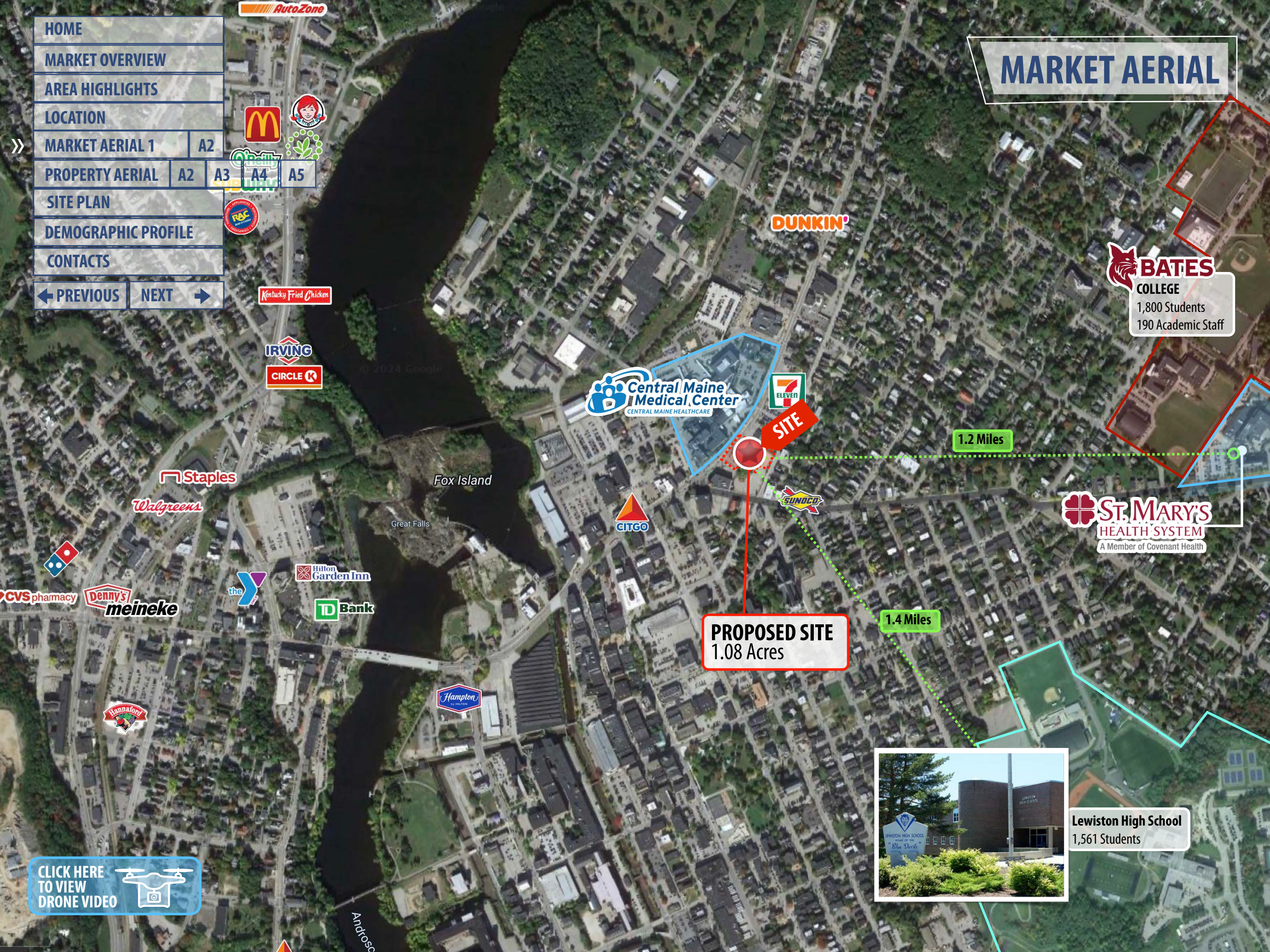
PAPAJOHNS

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Drone icon

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MARKET AERIAL



BATES COLLEGE
1,800 Students
190 Academic Staff

ST. MARY'S HEALTH SYSTEM
A Member of Covenant Health



Lewiston High School
1,561 Students

PROPOSED SITE
1.08 Acres

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PROPERTY AERIAL



PROPOSED SITE
1.08 Acres



HOSPITAL
250 Bed Hospital
1,800 Employees
948,00 Annual Visits

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PROPERTY AERIAL

HOSPITAL
250 Bed Hospital
1,800 Employees
948,00 Annual Visits



SITE

PROPOSED SITE
1.08 Acres

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HOSPITAL
250 Bed Hospital
1,800 Employees
948,00 Annual Visits

PROPERTY AERIAL



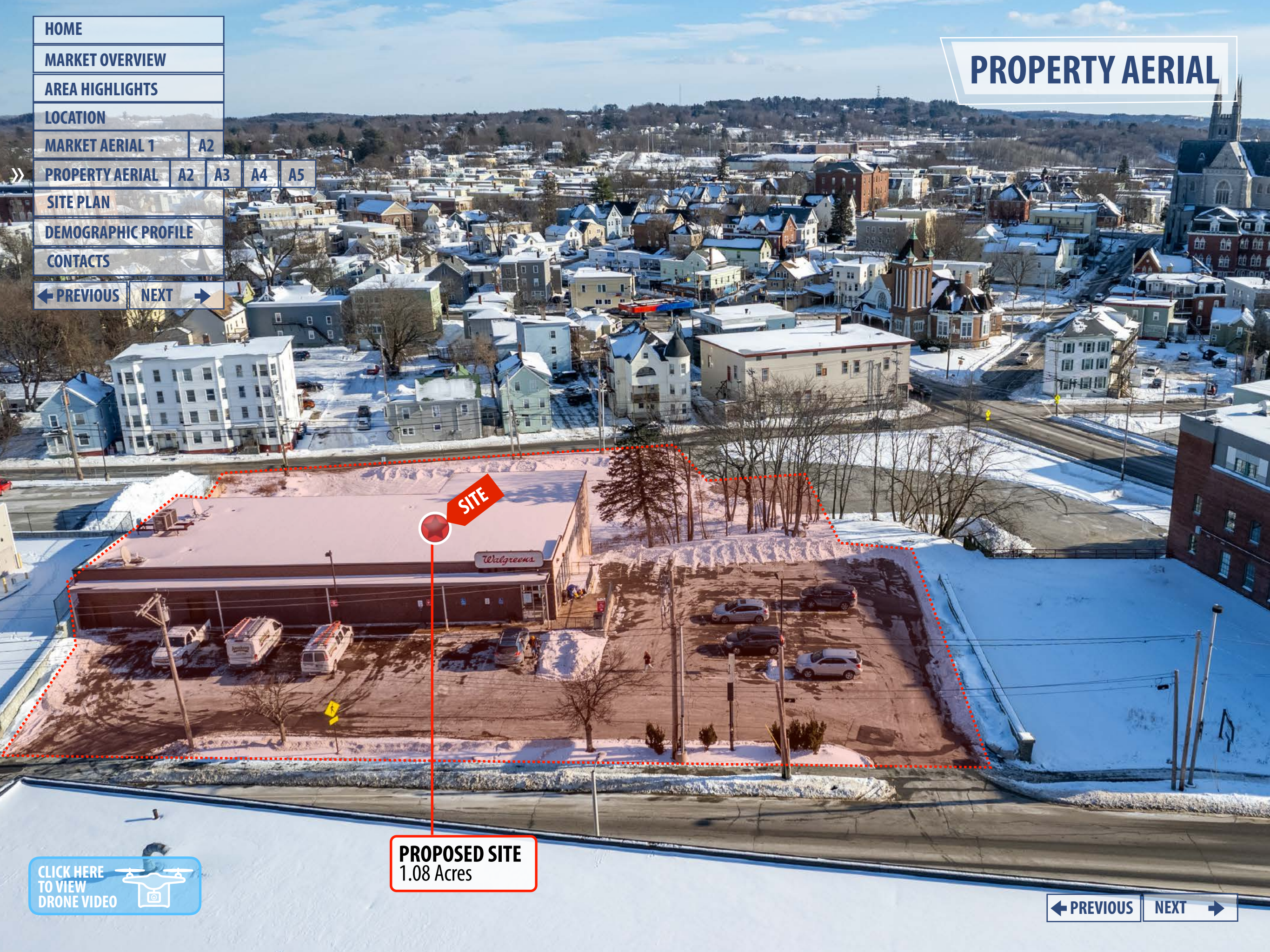
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1.08 Acres

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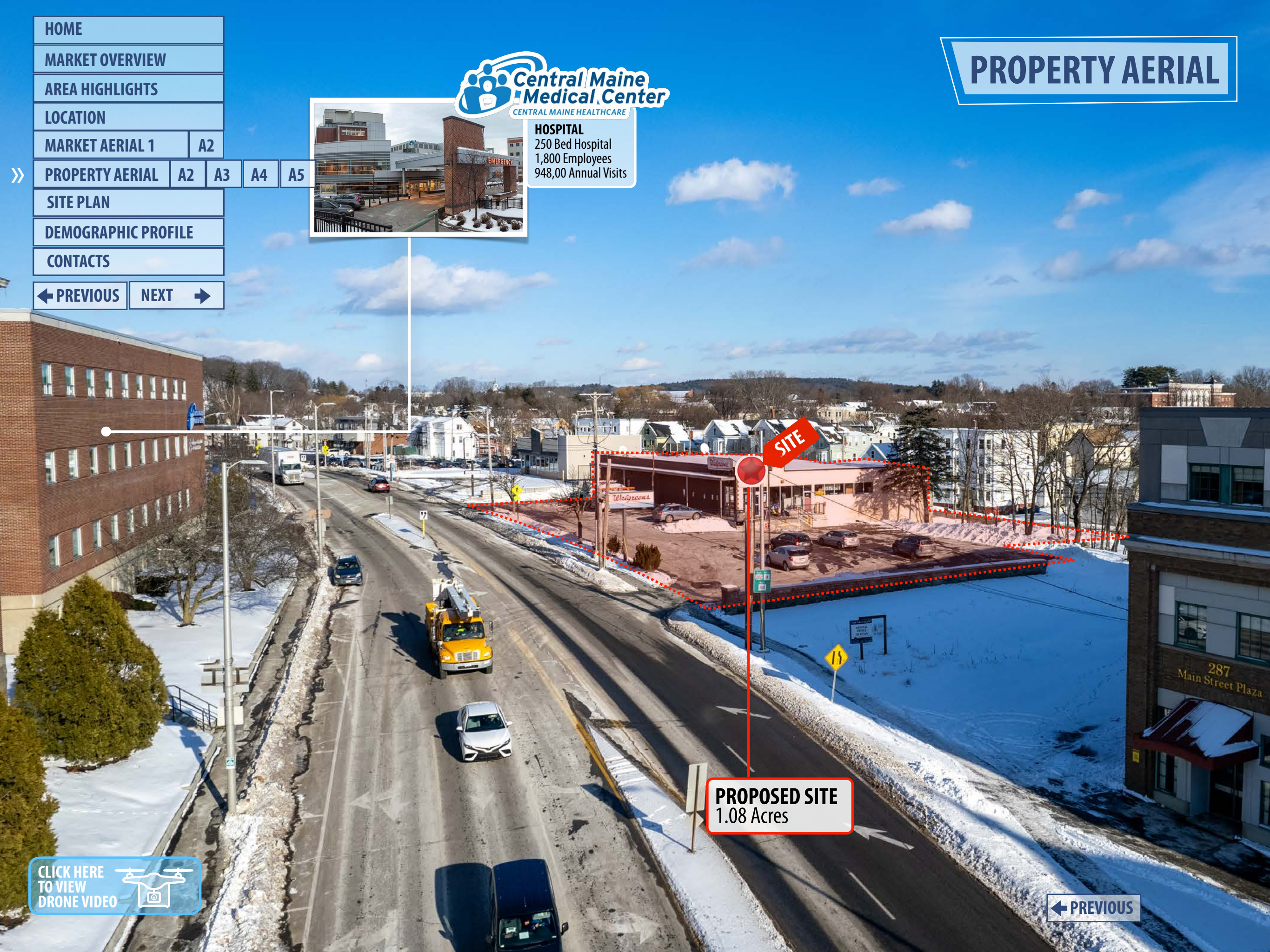
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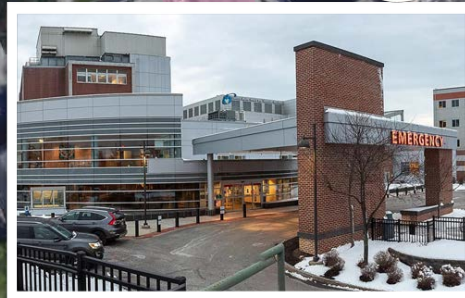
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SITE PLAN



HOSPITAL
250 Bed Hospital
1,800 Employees
948,00 Annual Visits

 **Main St.**
14,900 VPD

SITE

PROPOSED SITE
1.08 Acres

 **College St.**
3,600 VPD

 **Sabattus St.**
10,000 VPD

 **Main St.**
19,600 VPD



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DEMOGRAPHIC PROFILE

POPULATION					1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Population					19,853	54,446	61,547	95,743
2028 Projected Population					20,392	56,093	63,505	100,277
Projected Annual Growth 2023 to 2028					539 - 0.5%	1,647 - 0.6%	1,958 - 0.6%	4,534 - 0.9%
HOUSEHOLDS								
2023 Estimated Households					7,956	22,124	25,035	39,051
2028 Projected Households					8,145	22,625	25,635	40,574
HOUSEHOLD INCOME								
2023 Estimated Median Household Income					\$39,609	\$58,467	\$62,806	\$72,187
BUSINESSES								
2023 Estimated Total Businesses					923	2,127	2,416	3,126
2023 Estimated Total Employees					13,894	30,069	34,064	42,158

- ### MAJOR EMPLOYERS IN LEWISTON - AUBURN
- St. Mary's Regional Medical Center
 - Central Maine Medical Center
 - TD Banknorth
 - Bates College
 - L.L. Bean Call Center
 - Tambrands Inc. / P & G
 - Wal-Mart Supercenter
 - Wal-Mart Distribution Center
 - Panolam (Pioneer Plastics)
 - ACS (formerly LiveBridge)
 - LePage Bakeries
 - Androscoggin Home Care & Hospice

(*excludes government, human service agencies)

10 Mile Radius

\$72,187

MEDIAN HH INCOME

95,743

POPULATION

39,051

HOUSHOLDS

1.8%

UNEMPLOYMENT RATE

79,261

LABOR FORCE

Applied Geographic Solutions

Lewiston is the second most populous city in the U.S. state of Maine, with the city's population at 38,493 as of the 2022.

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