

# Live it Up at THE DOWNS

wilder



THE BOULOS COMPANY

# THE DOWNS

## A THRIVING MIXED-USE COMMUNITY TRIFECTA.

**577-ACRES**  
of mixed-used  
development  
bringing newfound  
vitality to a well-  
loved landmark.

200-acres of  
**OUTDOOR  
RECREATION  
AREAS**  
trails, bicycle lanes,  
parks + natural  
playscapes.

1,200+ residents  
today in  
**622 EXISTING  
RESIDENTIAL**  
units with 370 in the  
pipeline.

Scarborough: one of  
America's most  
affordable beach  
towns, top-ranked  
school districts and  
**FASTEST  
GROWING TOWN**  
in the fastest-  
growing county in  
Maine.

154-acre Innovation  
District  
**MAINE'S  
NEWEST  
ECONOMIC HUB**  
zoned for industrial,  
manufacturing, tech,  
commercial  
medical, and retail  
users - first mixed-  
used industrial park  
in 25 years.

Home to the  
**FIRST COSTCO  
IN MAINE**  
now open.

Future home  
of **ALLAGASH  
BREWERY**  
and tasting  
room, under  
construction.

**BEFORE THE  
295/I-95  
SPLIT**, adjacent  
to I-95 with  
direct access  
to Rt. 1.

Down the road  
from the only  
**CABELA'S** in  
Maine + #4 in  
the Country.

# MASTERPLAN at THE DOWNS

A look at the Town Center location from a birds-eye view.



# Drone View

## TOWN CENTER DISTRICT

**ALLAGASH**  
BREWING COMPANY  
Opening 2026

**Cabela's**



**10 Market Street**  
Under Construction

**Beacon Apartments**  
366 units

**3iHOME**  
Housing for people with disabilities, coming soon.

**MARKET BASKET**  
Opening 2026

**INTERMED**

**COSTCO**  
WHOLESALE

**Parker Apartments**  
Under Construction

**Cross Street Condos**  
Under Construction

THE  
**DOVNS**



# Retail | BLDG A

The Town Center



THE  
DOWNS





# Mixed Use B

The Town Center



THE  
DOWNS

# THE DOWNS

Click here for  
360° views





# APPENDIX



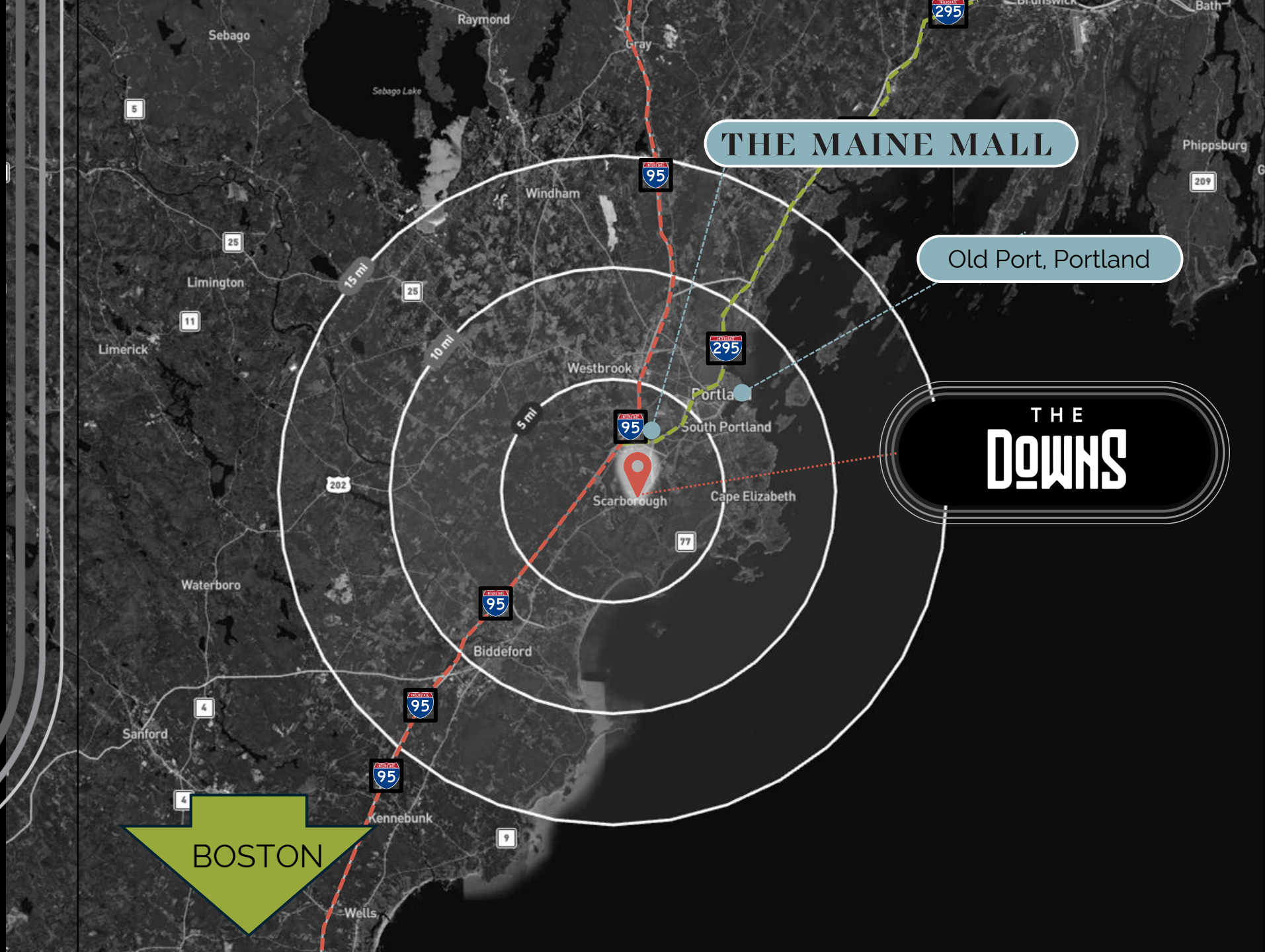
# Demographics

# Location

Minutes away from  
Portland.

South of the 1-95 /  
1-295 split.

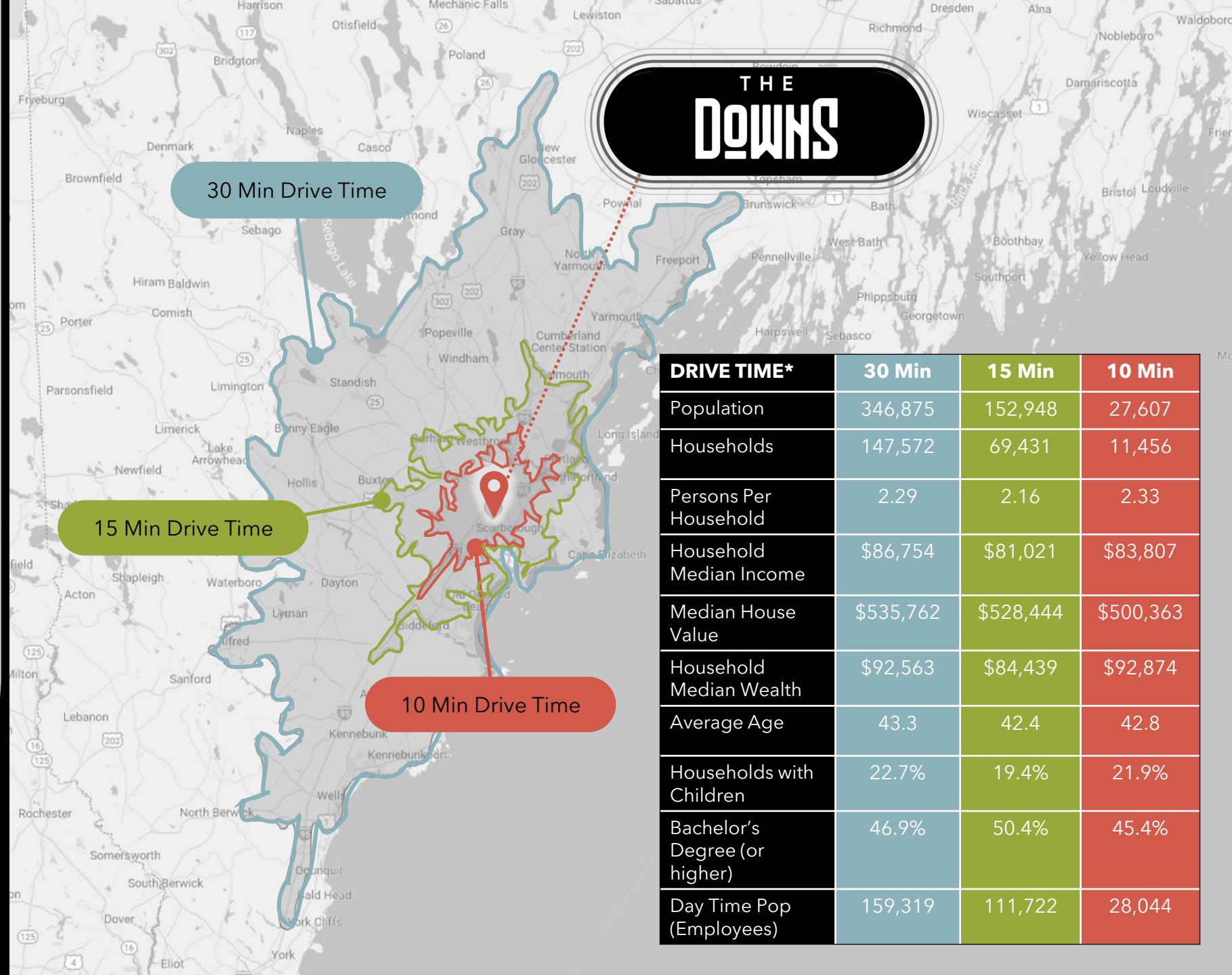
1 ½ hours from  
Metro-Boston.



# Trade Population

A look at the greater **Portland** trade area in a 30-minute drive based on Costco's market.

*\*Based on Costco's potential trade area.*



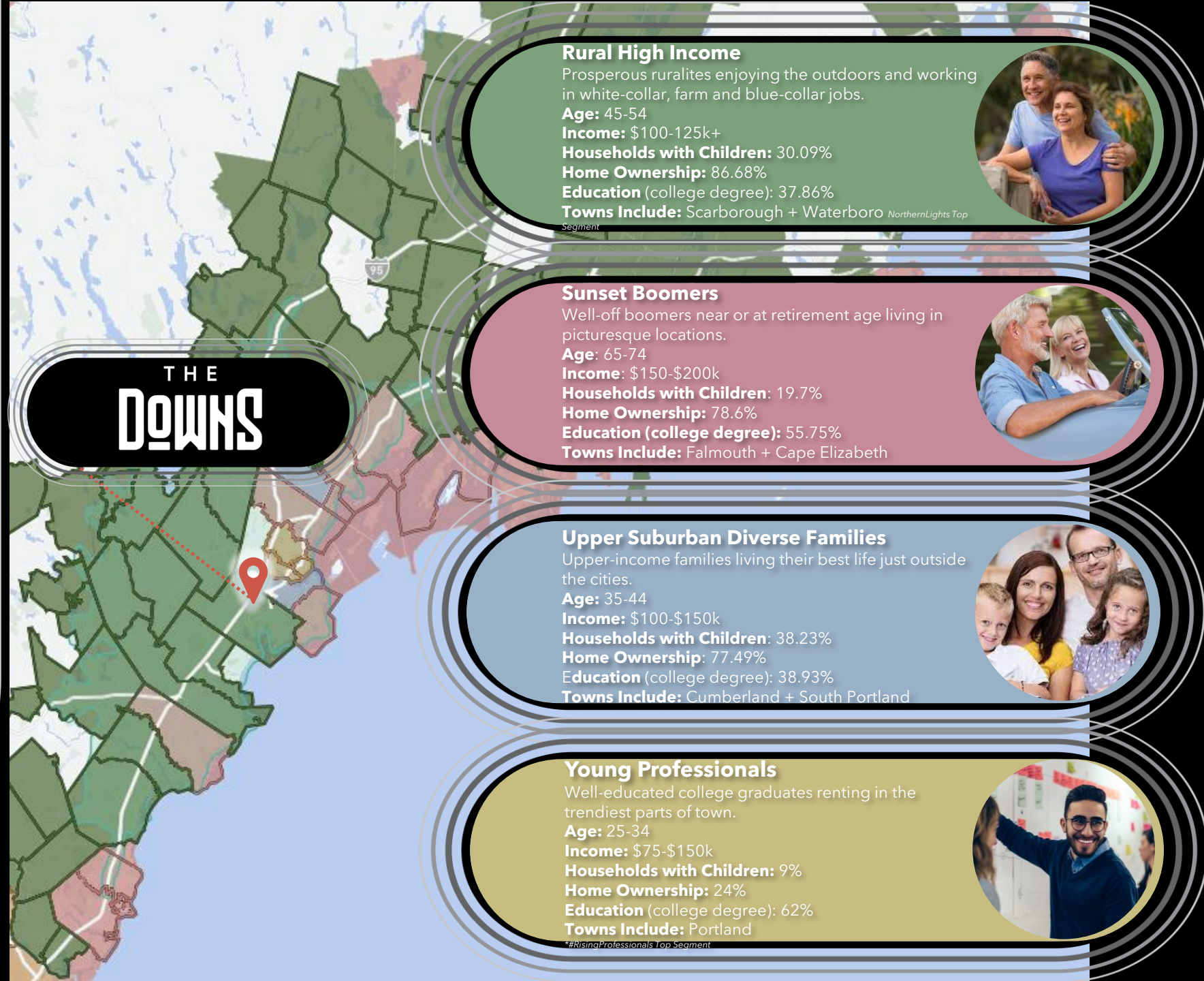
## THE DOWNS

DRIVE TIME*	30 Min	15 Min	10 Min
Population	346,875	152,948	27,607
Households	147,572	69,431	11,456
Persons Per Household	2.29	2.16	2.33
Household Median Income	\$86,754	\$81,021	\$83,807
Median House Value	\$535,762	\$528,444	\$500,363
Household Median Wealth	\$92,563	\$84,439	\$92,874
Average Age	43.3	42.4	42.8
Households with Children	22.7%	19.4%	21.9%
Bachelor's Degree (or higher)	46.9%	50.4%	45.4%
Day Time Pop (Employees)	159,319	111,722	28,044

# Trade Area Personas


A look at the greater **Portland** trade area in a 30-minute drive based on Costco market.

THE  
DOWNS




## THE DOWNS


**Rural High Income**  
Prosperous ruralites enjoying the outdoors and working in white-collar, farm and blue-collar jobs.  
**Age:** 45-54  
**Income:** \$100-125k+  
**Households with Children:** 30.09%  
**Home Ownership:** 86.68%  
**Education** (college degree): 37.86%  
**Towns Include:** Scarborough + Waterboro NorthernLights Top Segment




**Sunset Boomers**  
Well-off boomers near or at retirement age living in picturesque locations.  
**Age:** 65-74  
**Income:** \$150-\$200k  
**Households with Children:** 19.7%  
**Home Ownership:** 78.6%  
**Education (college degree):** 55.75%  
**Towns Include:** Falmouth + Cape Elizabeth



**Upper Suburban Diverse Families**  
Upper-income families living their best life just outside the cities.  
**Age:** 35-44  
**Income:** \$100-\$150k  
**Households with Children:** 38.23%  
**Home Ownership:** 77.49%  
**Education** (college degree): 38.93%  
**Towns Include:** Cumberland + South Portland



**Young Professionals**  
Well-educated college graduates renting in the trendiest parts of town.  
**Age:** 25-34  
**Income:** \$75-\$150k  
**Households with Children:** 9%  
**Home Ownership:** 24%  
**Education** (college degree): 62%  
**Towns Include:** Portland #RisingProfessionals Top Segment



# Development Landscape

**Vibrant Business Community** comprised of:  
Town Center | District Innovation | District Residential District

**MARKET BASKET**  
Opening 2026

**In Development:**  
380 Residential Units  
320,000 sq ft Retail GLA  
60,000 sq ft Medical Office  
120 Room Hotel

Under construction,  
opening Spring 2026

**INTERMED**

**10 Market St.**  
Under construction

**ALLAGASH**  
BREWING COMPANY  
Opening 2026

**3iHOME**  
Housing for people with  
disabilities, coming soon.

**Cross Street Condos**  
96 units, under construction

**The Parker Apartments,**  
60 units, under construction

**American House**  
Senior Care Facility

THE  
**DOWN**S

**Town Center  
District**

**TOWN CENTER  
DISTRICT**

**INNOVATION  
DISTRICT**

**RESIDENTIAL  
DISTRICT**

**COSTCO**  
WHOLESALE

**IDEXX**

MASTERPLAN



DEDICATED TO SCARBOROUGH LAND TRUST  
BY CHIFFERDALE, LLC.

**Costco**  
WHOLESALE

**IDEXX**

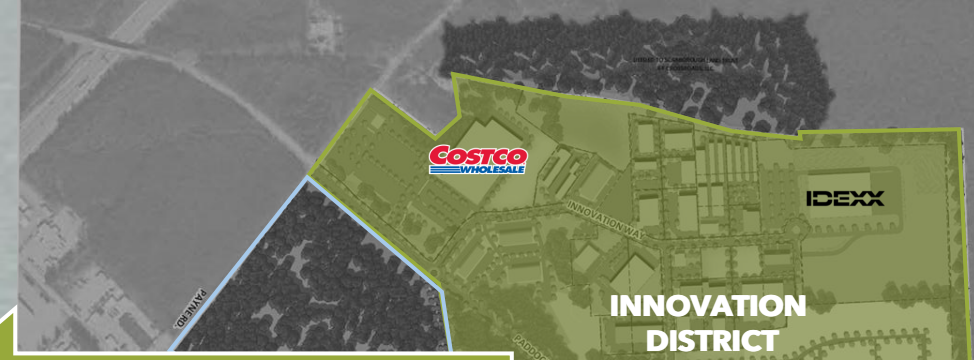
INNOVATION WAY

PADDOCK ROAD

OLD DOWNS ROAD



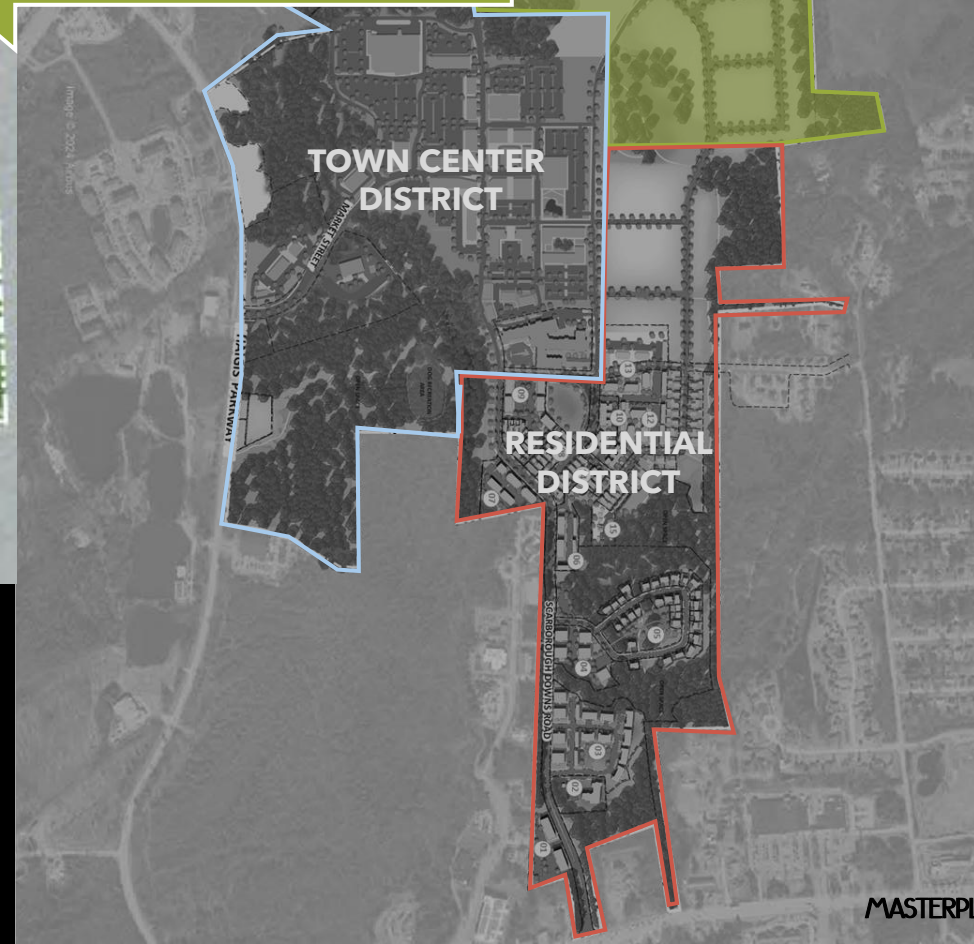
**Innovation District**



**Costco**  
WHOLESALE

**IDEXX**

**INNOVATION DISTRICT**



**TOWN CENTER DISTRICT**

**RESIDENTIAL DISTRICT**

**Total Commercial GLA:**

Built & Open: 628,000 sq ft

**In Development:** 230,100 sq ft

50+ businesses open, including IDEXX and Costco.

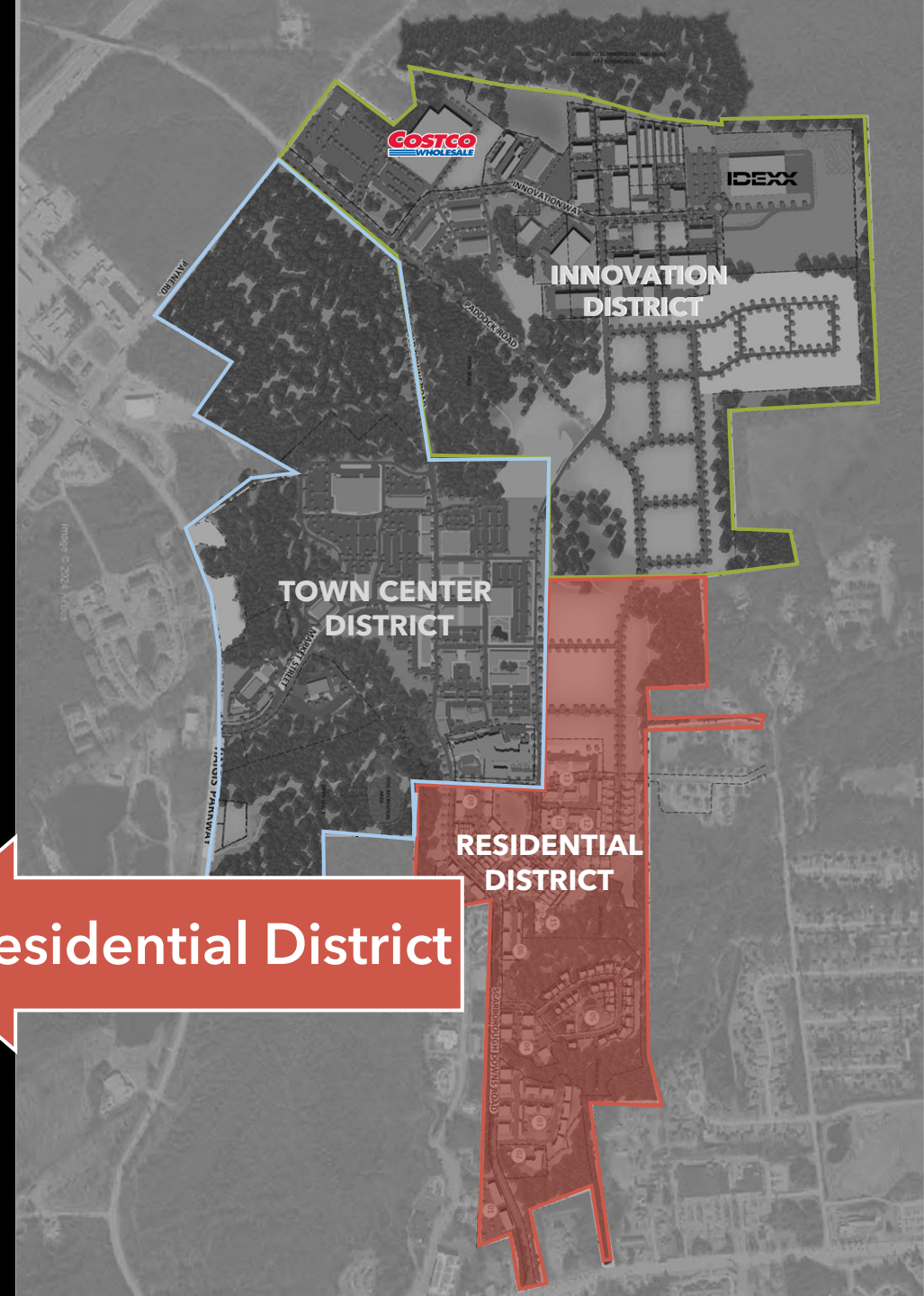
22 Residential Units: Lofts @ 225



# Total Residential Units

Open & Occupied:  
622 units with  
1,200 residents

Future  
Development:  
1,000 Units



# Brand Platform



**Laugh it up...**



**Brew it up...**



**Play it up...**

**Live it Up at THE DOWNS**

# A location with a rich history...



KODAK 400TM-2



... and an exciting future.



**High Roller Lobster Co.**  
NOW OPEN!

Live it **Up** at  
THE  
**Downs**

**DeStefano**  
& Associates, Inc.  
PLANNING • DESIGN • CONSTRUCTION  
**603-430-0339**

Build it **Up** at **THE Downs**

**Build it up.**

Live it **Up** at **THE Downs**

**Hairdo it up.**

Live it **Up** at **THE Downs**

THE  
**Downs**

Build it **Up** at **THE Downs**

3:48

THEDOWNSSCARBOROUGH  
Posts Follow

**the downsscarborough**  
Scarborough, Maine

1/4

THE  
**Downs**

**Eat it Up** at **THE Downs**

# Renderings







THE  
DOWNS



the COTTAGE  
BAKERY + CAFE

REPUBLIC

Sweet



# Leasing Inquiries to:

**Kerry Dowling**

e. [kdowling@wilderco.com](mailto:kdowling@wilderco.com)

c. 617.733.6625

**Ryan Feinberg**

e. [rfeinberg@wilderco.com](mailto:rfeinberg@wilderco.com)

c. 617.752.2374

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