

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.

1,000+ residents
today in
**538 EXISTING
RESIDENTIAL**
units with 270+ 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.

ADJACENT TO
I-95 with
direct access
to Rt. 1.

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

Aerial

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



Drone View

TOWN CENTER DISTRICT

ALLAGASH
BREWING COMPANY
Opening 2025

Cabela's



10 Market Street
Under Construction

3iHOME
Housing for people with disabilities, coming soon.

MARKET BASKET
Opening 2026

Cross Street Condos
Under Construction

INTERMED

Parker Apartments
Under Construction

COSTCO
WHOLESALE

THE
DOWS

Masterplan: The Town Center



Retail | BLDG A

The Town Center





Mixed Use B

The Town Center



THE DOWNS

Click here for
360° views



APPENDIX



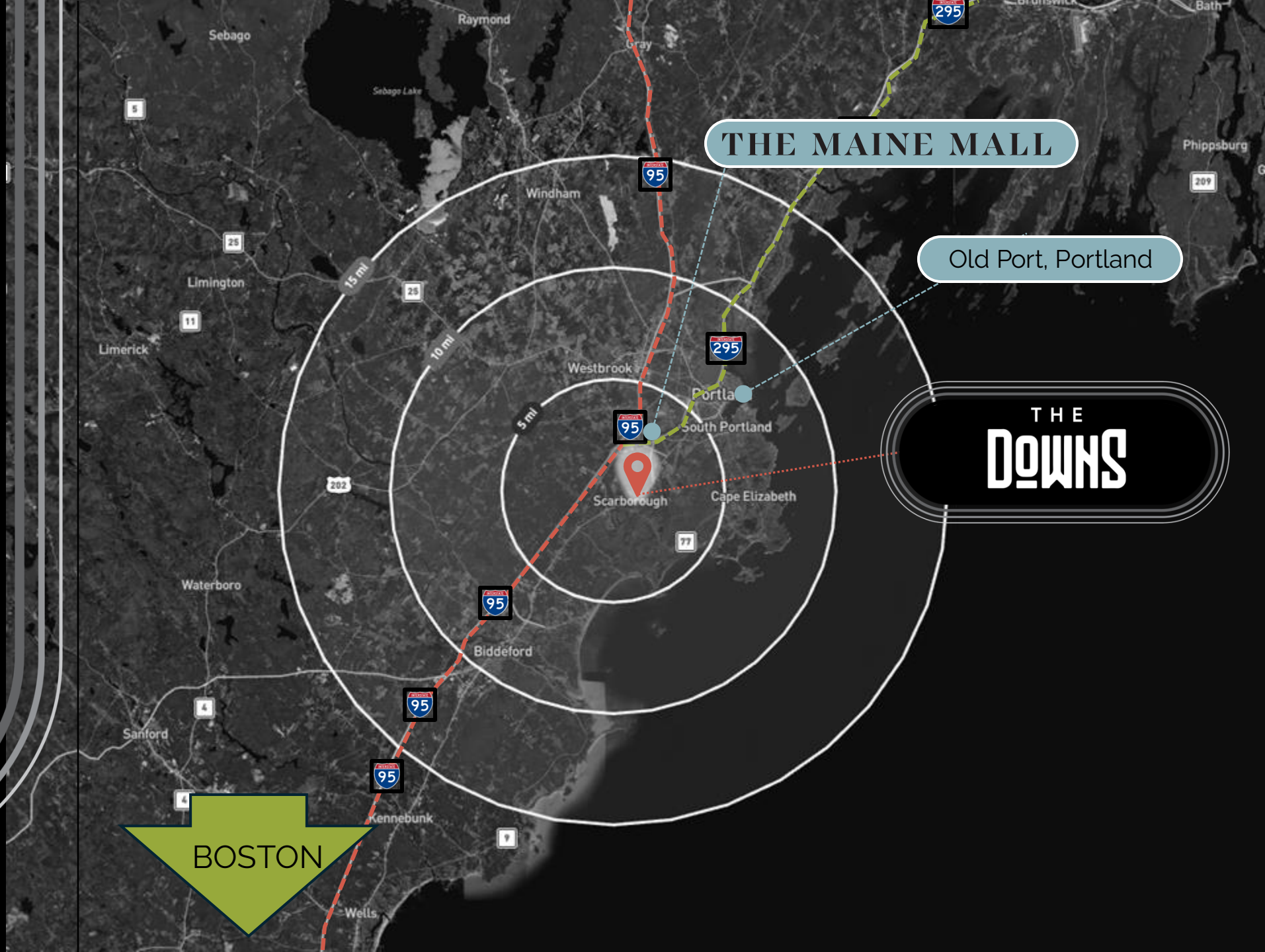
Demographics

Location

Minutes away from
Portland.

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

1 ½ hours from
Metro-Boston.



THE MAINE MALL

Old Port, Portland

THE
DOWNS

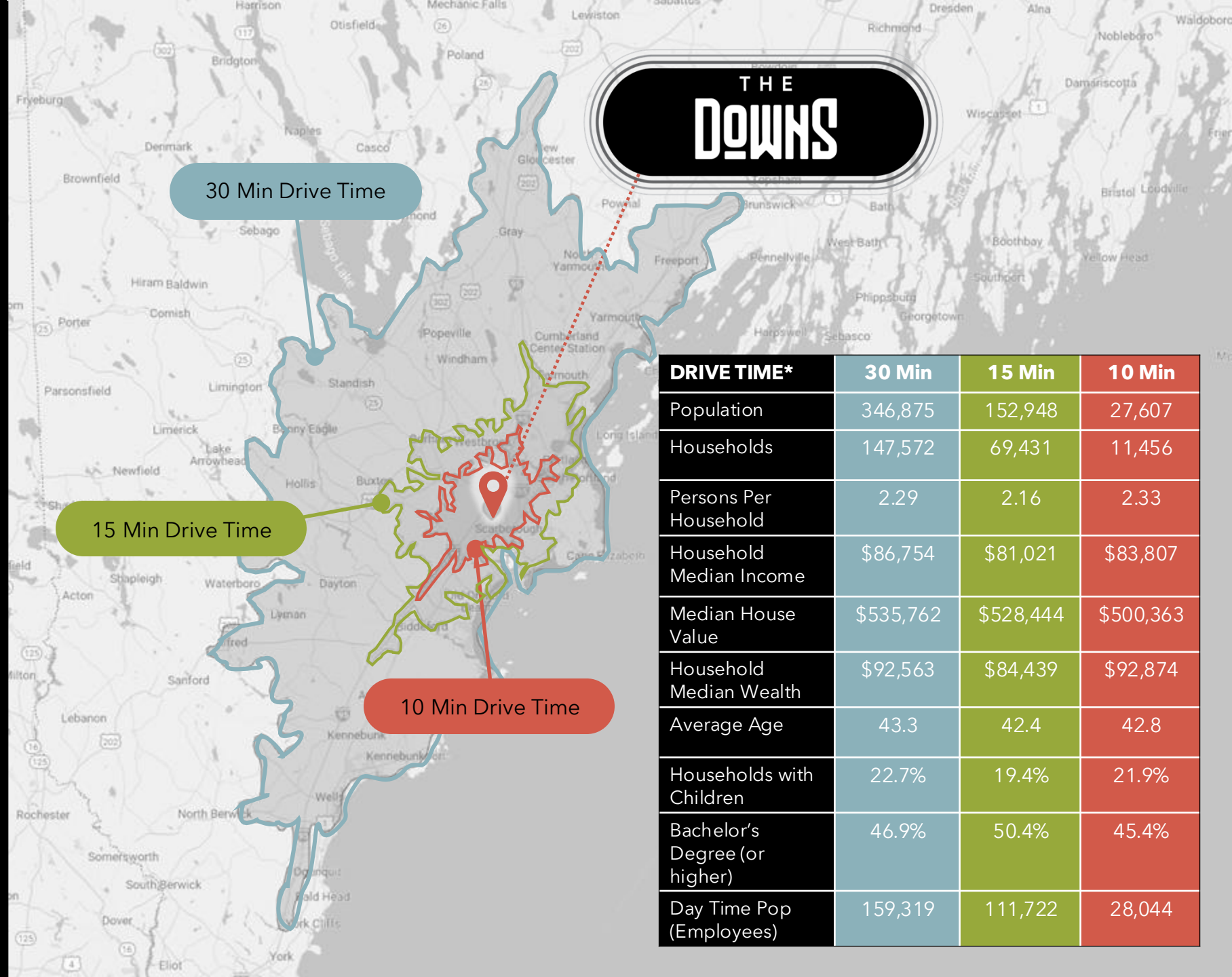
BOSTON

THE
DOWNS

Trade Population

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

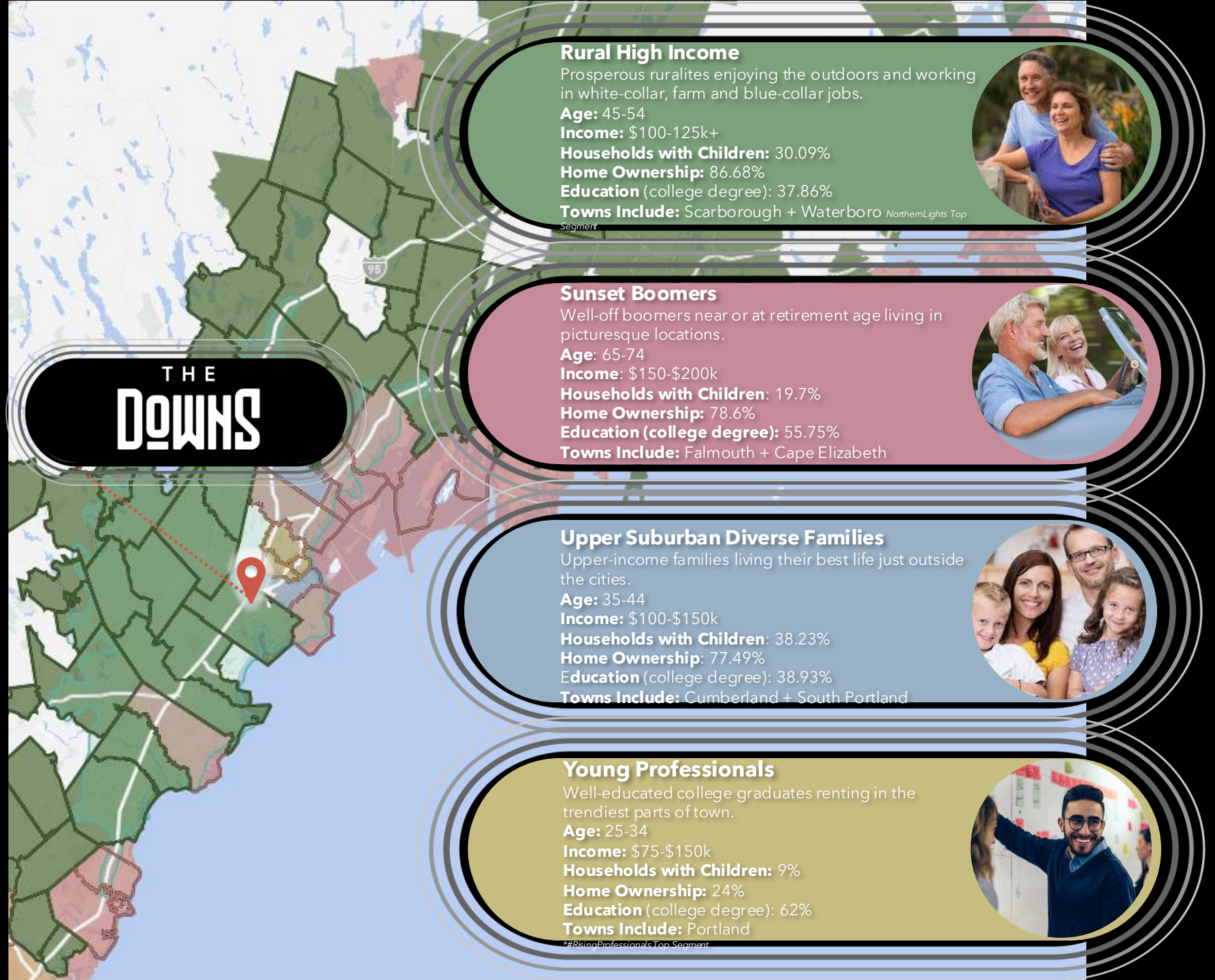
**Based on Costco's potential trade area.*



Trade Area Personas

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

THE
DOWNS



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 2025

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

COSTCO
WHOLESALE

INNOVATION DISTRICT

TOWN CENTER DISTRICT

Town Center District

RESIDENTIAL DISTRICT

THE
DOWNNS

Masterplan



DEDICATED TO SCARBOROUGH LAND TRUST
BY CHIFFERBROS, LLC.

COSTCO
WHOLESALE

IDEXX

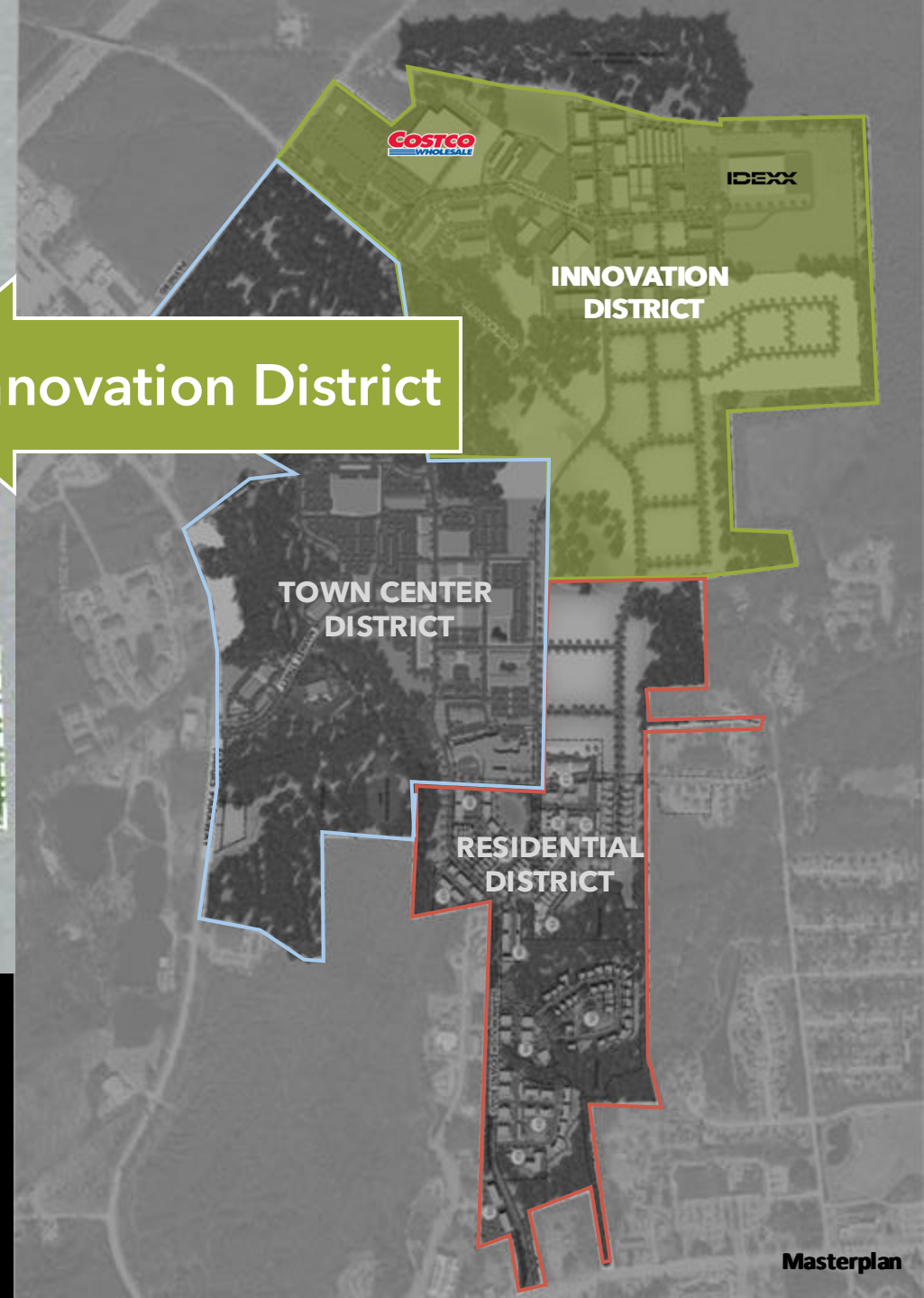
INNOVATION WAY

PADDOCK ROAD

OLD DOWNS ROAD



Innovation District



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 IDEX and Costco.

22 Residential Units: Lofts at 225

Total Residential Units

Open & Occupied:
538 units with
1,000 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...



KOPAK FOOTING-2



... and an exciting future.





Renderings



SINGS

DUNN

hello
COFFEE & ESPRESSO
LOCAL FOOD
ANTICIPATE AHEAD



THE
DOWNS



the COTTAGE
BAKERY + CAFE

REPUBLIC

Sweet



All Leasing Inquiries to:

Kerry Dowling

e. kdowling@wilderco.com
c. 617.733.6625

Gary Robinson

e. grobinson@wilderco.com
c. 617.519.9329

wilder