

# Pine Tree Shopping Center

Cumberland County Portland-South Portland, ME 287,459 Sq Ft

1100 Brighton Avenue | Portland, ME 04102

43.6738, -70.3239



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 5,199     | 61,089    | 120,753   |
| Daytime Pop. | 10,507    | 103,305   | 184,771   |
| Households   | 2,193     | 26,984    | 55,324    |
| Income       | \$116,843 | \$123,607 | \$125,307 |

Source: Synergos Technologies, Inc. 2024

Lowe’s-anchored center along with top national retailers including Aldi, Crunch Fitness, O’Reilly Automotive & Aspen Dental

Within a half mile of Rock Row, a large, mixed-use development with over 4.3M annual visits (Placer.ai 2025)

Surrounded by a strong daytime population of 103,300+ and a highly educated trade area with 52% college educated persons within a 3-mile radius

High visibility to 25,000 vehicles daily on Brighton Avenue and convenient access to I-95, with 27,000 vehicles daily (Kalibrate 2025)



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## Available Spaces

0010 2,400 Sq Ft 360° 0012 6,900 Sq Ft 360°

## Current Tenants

Space size listed in square feet

|       |                                |         |
|-------|--------------------------------|---------|
| 0005  | Lowe's                         | 168,407 |
| 0008  | Body Positive Dance Fitness    | 7,000   |
| 0011  | Crunch                         | 21,025  |
| 0013  | Dollar Tree                    | 11,002  |
| 0013A | O'Reilly Auto Parts            | 27,598  |
| 0016  | ALDI                           | 25,171  |
| 0017  | Tasty Fried Chicken            | 1,980   |
| 0018  | The Sewing Machine Exchange    | 1,950   |
| 0019  | Jersey Mike's                  | 2,020   |
| 0020  | Republicash                    | 2,100   |
| 0021  | Applebee's                     | 5,000   |
| 0023  | Sullivan Tire and Auto Service | 4,906   |
| NAP01 | NAP                            | 0       |
| NAP02 | NAP                            | 0       |
| NAP03 | NAP                            | 0       |
| NAP04 | NAP                            | 0       |
| NAP05 | Fedex Office                   | 0       |
| NAP06 | Aspen Dental                   | 0       |
| NAP07 | NAP                            | 0       |
| NAP08 | NAP                            | 0       |
| NAP09 | NAP                            | 0       |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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