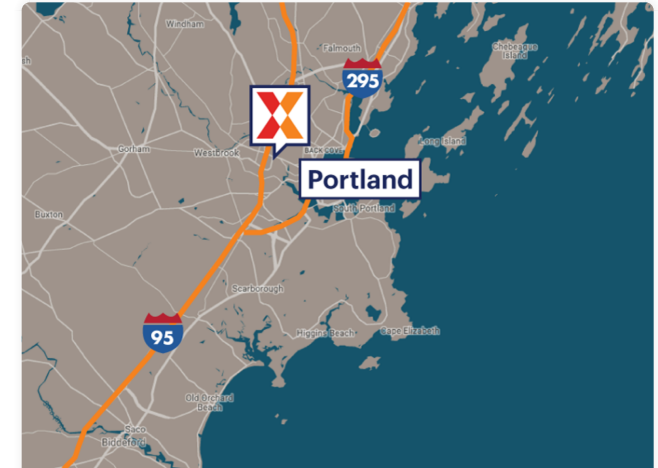


Pine Tree Shopping Center

1100 Brighton Avenue | Portland, ME 04102

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

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

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 |
| 0010 | Batteries Plus Bulbs | 2,400 |
| 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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