Shops at Waterville Commons | Waterville, ME

Cedarwood Development

Gross Leasable Area

02	STARBUCKS	1,701 SF
04	GNC	1,260 SF
06	SUPERCUTS	1,830 SF
08	FIREHOUSE SUBS	1,600 SF
10	AVAILABLE	1,600 SF
12	GAMESTOP	1,600 SF
14	DIRIGO VET CLINIC	1,840 SF
16A	SALLY BEAUTY	1,711 SF
16B	SPECTRUM NORHTEAST	2,989 SF
18	US CELLULAR	4,000 SF
	TOTAL SHOPPING CENTER	20,131 SF





Location:
The Shops at Waterville Commons is located at the intersection of I-95, exit 35 and Main Street (SR 104) in Kennebec County, Waterville, Maine.

Nearby Traffic Generators:
- Colby College
- Maine General Health
- The Elm Plaza: Renys Maine Adventure, Five Below, Hobby Lobby and Hannaford Supermarket

Traffic Counts:
Main Street (SR 104): 18,000 VPD I-95: 23,360 VPD

Anchor Tenants:
Walmart Supercenter, Home Depot, Staples & Ruby Tuesday



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Description	Radius 5 Miles	%	Radius 10 Miles	%	Radius 15 Miles	%
Population						
2025 Estimate	34,747		52,881		80,149	
Growth 2020 - 2025		4.54%		4.20%		4.14%
2025 Est. Population by Single-Classification Race	**34,747**		**52,881**		**80,149**	
White Alone	30,533	87.87%	47,295	89.44%	72,368	90.29%
Black or African American Alone	545	1.57%	638	1.21%	788	0.98%
Asian Alone	497	1.43%	561	1.06%	768	0.96%
Hispanic or Latino	1,312	3.78%	1,664	3.15%	2,243	2.80%
2025 Est. Population by Age	**34,747**		**52,881**		**80,149**	
Age 25 - 34	4,344	12.50%	6,300	11.91%	9,319	11.63%
Age 35 - 44	4,034	11.61%	6,171	11.67%	9,324	11.63%
2025 Est. Median Age	**41.4**		**43.0**		**44.0**	
2025 Est. Median Age, Male	**39.8**		**41.6**		**42.6**	
2025 Est. Median Age, Female	**43.1**		**44.5**		**45.3**	
Households						
2025 Estimate	14,888		22,351		34,024	
Growth 2020 - 2025		3.61%		3.83%		4.17%
2025 Est. Average Household Income	**$78,345**		**$84,969**		**$87,743**	
2025 Est. Average Household Size	**2.17**		**2.24**		**2.27**	
2025 Est. Pop 16+ by Occupation Classification	**16,041**		**24,880**		**37,682**	
White Collar	10,604	66.11%	15,959	64.14%	23,630	62.71%
Blue Collar	3,066	19.11%	5,374	21.60%	8,696	23.08%
Service and Farm	2,371	14.78%	3,547	14.26%	5,356	14.21%
2025 Est. Avg Travel Time to Work in Minutes	**24.00**		**25.00**		**26.00**	
2025 Est. Median All Owner-Occupied Housing Value	**$283,753**		**$257,315**		**$261,596**	
2025 Est. Average Number of Vehicles	**1.6**		**1.7**		**1.8**	