



FREEPORT VILLAGE STATION OUTLETS

1 Freeport Village Station | FREEPORT, ME

- L.L.BEAN OUTLET
- COACH FACTORY
- BROOKS BROTHERS FACTORY
- OLD NAVY OUTLET
- OAKLEY VAULT
- PATRIOT CINEMAS, AND MORE.



Location & Traffic

Freeport Village Station Outlets is a premier outlet destination, spanning several acres with over 122,000 square feet of retail space. It features a convenient multi-level parking garage offering more than 500 spaces, ensuring easy access and an enjoyable experience for millions of visitors.

Favorably-positioned on Freeport's Main Street, directly across from the famously "no locks on the doors", open 24/7 L.L.Bean's flagship campus [now undergoing the \$50 million "Freeport Experience" renovation, with the Grand Opening scheduled for Fall 2026], the center anchors one of New England's most iconic outlet shopping districts. Located just north of Portland, Maine, and accessible via the Amtrak Downeaster from Boston, Downtown Freeport attracts a steady influx of visitors, 3.1 Million + in 2025!

Anchored by L.L.Bean's LEED-certified outlet, Freeport Village Station is home to top-tier outlet brands [Coach, Brooks Brothers, Old Navy, Lindt, Oakley, Carter's, Skechers] alongside well-loved eateries like Ben & Jerry's, What the Actual Fudge, and newly opened Crepe Elizabeth.

More than an outlet center, Freeport Village Station Outlets is a gathering point for community and experiences. In partnership with local organizations and the L.L.Bean campus, the center hosts a robust calendar of seasonal events – from artisan markets and craft beer festivals to live music – creating memorable occasions that draw visitors from near and far and reinforce Freeport's reputation as a must-visit destination.

The center underwent a brand refresh in May 2024, and a new website and social media platforms launched in early Summer 2024.



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PRELIMINARY 2025 MAINE TOURISM FACTS

(Source: Maine Office of Tourism - MOT)

Preliminary estimates for 2025 show a strong tourism performance for Maine:

- Total Annual Visitors: 14.8 to 15.1 million
- Winter Visitation: 7.5 to 7.8 million
- Direct Spending: \$9.1 billion

The summer season (May through August) remains Maine's most significant economic driver. In 2025, the state recorded:

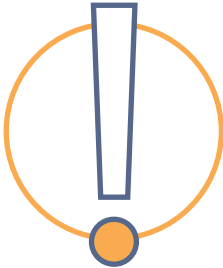
- Summer Visitors: 7.3 million
- Summer Direct Spending: \$5 billion
- Spend per Visitor: Up 2.5%, suggesting that travelers who did visit were more committed – staying longer and spending more on dining, experiences, and other activities.



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15.1M± VISITORS IN MAINE
IN 2025, SPENDING
\$9.1B



LOCATED IN THE HEART OF
FREEPORT, ACROSS FROM
L.L. BEAN'S FLAGSHIP CAMPUS

	Trade Area 80%	10 Mile	40Min Drive
POPULATION	690,880	68,000	339,570
AVERAGE HH INCOME	\$94,000	\$149,900	\$124,700
MEDIAN AGE	47	46	44
WORKPLACE POPULATION	323,490	67,000	402,200

2026 ADVAN RESEARCH

L.L. BEAN OUTLET

COACH FACTORY

BROOKS BROTHERS FACTORY

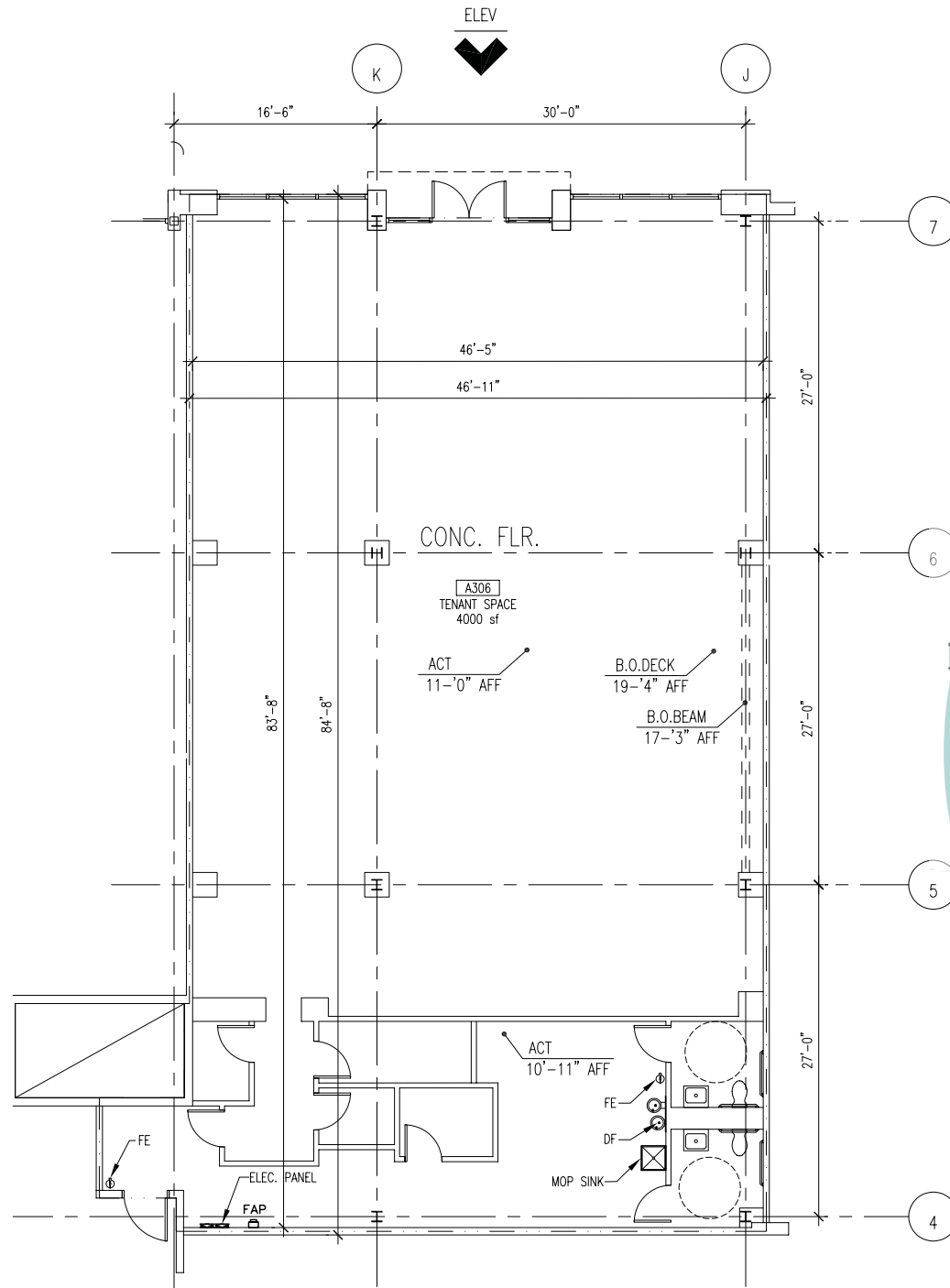
OLD NAVY OUTLET

OAKLEY VAULT

PATRIOT CINEMAS,

AND MORE.

ME



SPACE #: A0060

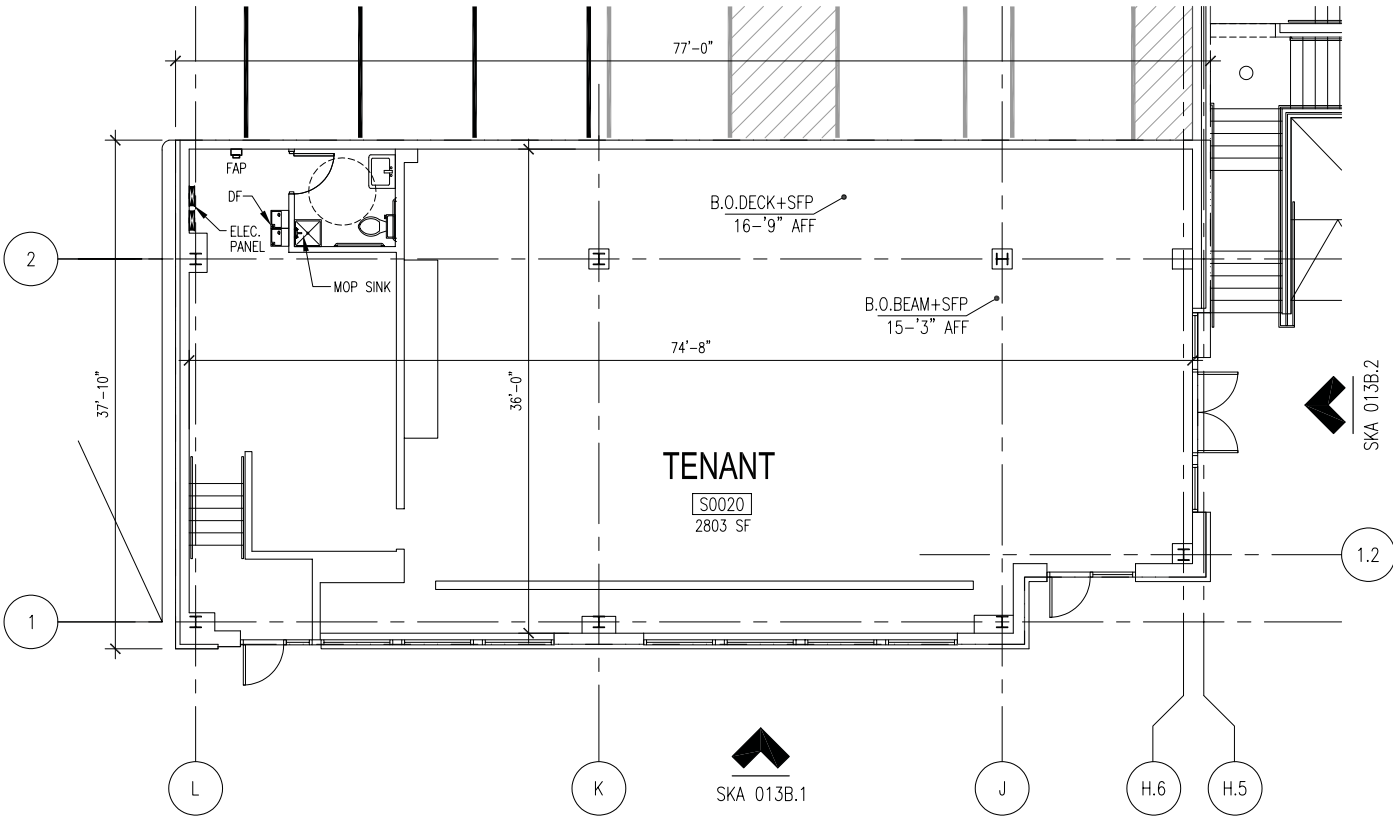
Opportunity: 4,000 sf +/-





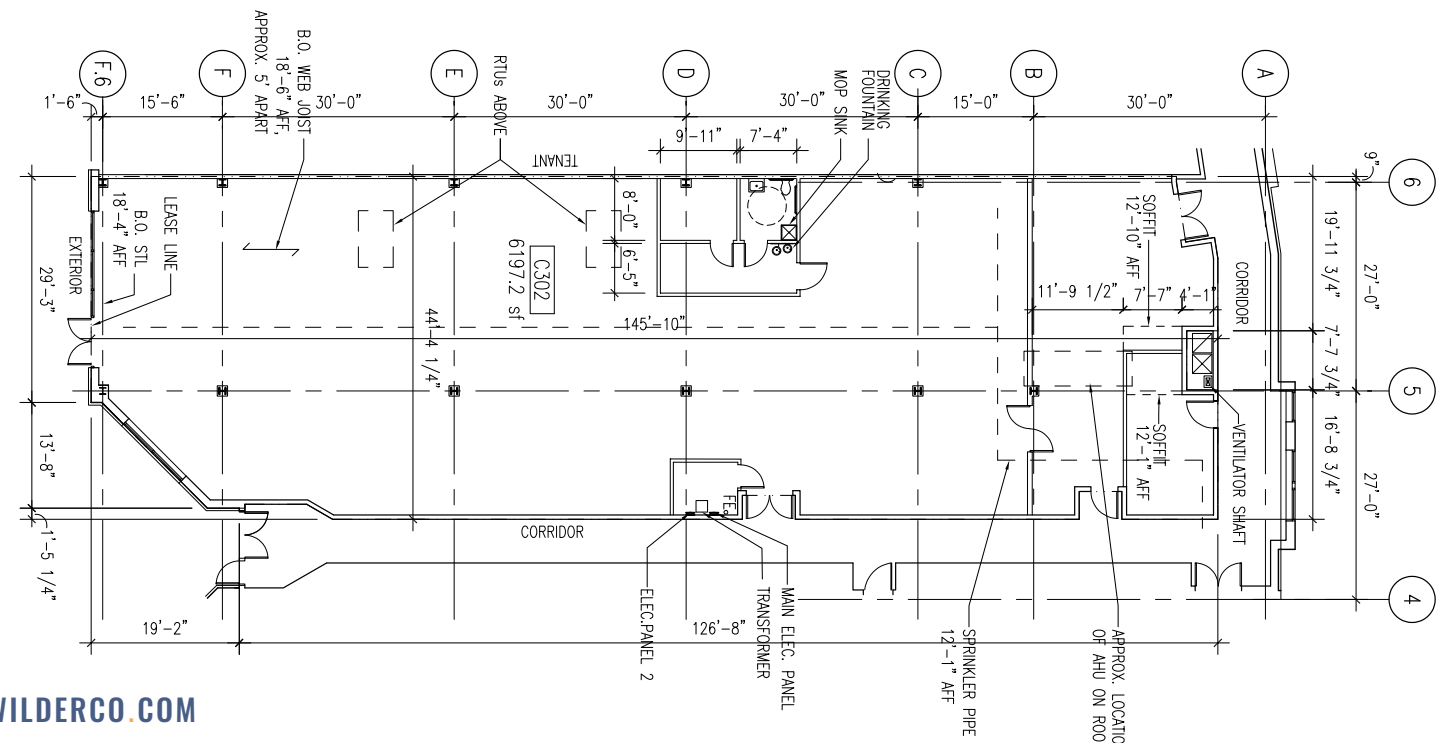
SPACE #: S0020

Opportunity: 2,803 sf +/-



SPACE #: C0020

Opportunity: 6,197 sf +/-





LOD COMING SOON

SPACE #: C0050

Opportunity: 4,033 sf +/-

(Former Francesca's Space)







About Wilder

Wilder is a leading Boston-based real estate development, management, and leasing firm specializing in the positioning of retail properties. Privately held and owner managed, Wilder's mission has been and continues to be to create vibrant shopping places that meet and exceed the expectations of our customers, retailers, and investors.

From lifestyle centers, urban properties, and community centers to mixed-use developments and super-regional malls, Wilder, in its 40-year history, has developed, managed, and leased over 20 million square feet of retail properties throughout the United States and Puerto Rico.

The company continues to hold a diverse portfolio of properties throughout the East Coast.



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National & Regional Inquiries



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