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The New England Expedition-Scarborough LLC plans additional uses at 30 acre Gateway Shoppes in Scarborough

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The developers of the Gateway Shoppes plan to propose additional uses at the 30 acre retail center at Exit 42 of the Maine Turnpike (I-95). The center is currently anchored by a 130,000 s/f Cabela's Worlds Foremost Outfitter Store, which has been opened since May 2008. There are 10 other tenants at the site including a Famous Dave's Bar-B-Q.

Gene Beaudoin, a partner in The New Engalnd Expedition-Scarborough, LLC, the developer, said, "We have always had parking capacity for additional uses and we are responding to perceived demand."

Additional proposed uses include a pad for a hotel immediately adjacent to Cabela's, which will be for sale or lease. The hotel size would be in the 70-100 room range.

Beaudoin said, "We have already contacted several flag representatives and their response has been very positive. The visibility, signage and close proximity from the I-95 are all big factors in attractiveness of this new site arrangement."

Other additions include two new pads for retail or restaurant uses that will be at 10,000 s/f and 6,000 s/f on either side of Cabela's.

Beaudoin said, "The addition of these new uses will also enable us to market all of our remaining spaces at levels that meet current market conditions."

The proposed revisions will be presented to the Scarborough planning board and Scarborough town council this summer.

The 30 acre Gateway Shoppes is across Payne Rd. from its sister development, the 32 acre Gateway Square Office Park.

Barry Feldman is the managing partner of the New England Expedition-Scarborough LLC. Tony Armstrong of Properties Northeast in Portland is the listing broker for these projects.

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