

# 7 A PLACE TO WATCH

*A Community Building Community*

Recent and ongoing efforts:

- Newly designated Main Street Downtown
- 6 new downtown businesses this year!
- Facade and sidewalk improvements
- SouthGate Industrial Business Park
- New period street lighting
- Farmers Market
- Run of River



Weekly Farmers Market.

# 9 COUNTY SEAT

*Service Center & Convenience*

Benefits of being county seat:

- Education
- Healthcare
- Historical Records
- County business center
- State identified service center
- Homebase for:

Maine State Police  
 Sherriff's Department  
 District Superior Court System



Somerset County Court House.

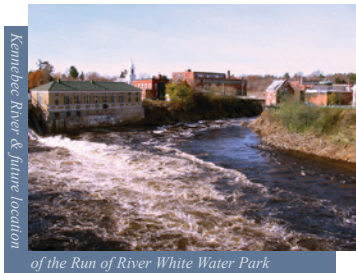
# 8 OPPORTUNITY

*Real-Estate & Economic*

If you're looking for retail or office space contact Main Street Skowhegan. Market Analysis studies for the Skowhegan trade area obtained by Main Street Skowhegan indicates opportunities in home goods, clothing, and food & drink.

Affordable housing.

Major industries include Forestry, Paper Mills, New Balance, Redington Fairview Hospital, financial institutes, agriculture, and tourism.



Kennebec River & future location

of the Run of River White Water Park

# 10

WE WELCOME YOU!

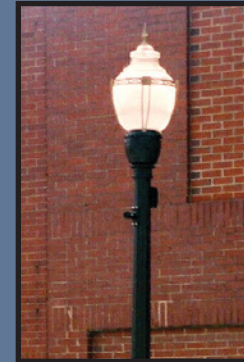
*We welcome you to invest in Downtown Skowhegan.  
 For more information or assistance please contact  
 Main Street Skowhegan.*

207 - 612 - 2571

[info@mainstreetskowhegan.org](mailto:info@mainstreetskowhegan.org)  
[www.mainstreetskowhegan.org](http://www.mainstreetskowhegan.org)



# 10 REASONS TO LOCATE YOUR BUSINESS IN



# DOWNTOWN SKOWHEGAN

*A Historic Riverside District*

# 1

## PEOPLE

*Live Here, Work Here, Play Here*

Skowhegan serves as the economic, educational, and governmental hub of several rural communities each rich in charm and beauty. The economic trade area consists of 12,697 households with a population of 28,837 people.

The Flat Iron District offers a vibrant downtown atmosphere on the scenic Kennebec River. Incentives include affordable office/retail space, market opportunities, and a community of supporters to help you succeed.



Interior of the Empire Grill

There are many activities afforded by our beautiful 4 seasons. Festivals and events attract people from across the country throughout the year. Come downtown to dine and shop or to enjoy one of the many local musicians.

## LOCATION

*Gateway & Crossroads*

Nestled in the heart of the Kennebec River Valley, Downtown Skowhegan is a gateway to Maine's Northern forests providing access to recreational, tourism, and commercial industries.

Downtown Skowhegan lies at the crossroads of scenic Routes 2 & 201. This provides a steady flow of tourist, commuter and leisure traffic.



View of downtown Skowhegan from the island.

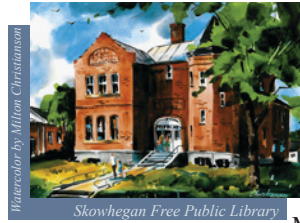
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## ARTS & CULTURE

*Skowhegan is a hub of arts & culture*

Skowhegan is home to many artistic venues and cultural events, including:



Watercolor by Milton Christanson

- Fall Festival
- Strand Cinema
- Lakewood Theater
- Arts & Air Festival
- Skowhegan Drive-In
- Kneading Conference
- Skowhegan Opera House
- Margaret Chase Smith Library
- Skowhegan Free Public Library
- Skowhegan School of Painting and Sculpture
- Skowhegan State Fair - *Nation's Longest Running fair*

## RECREATION

*Outdoor, Indoor, All Year Round*

Skowhegan offers a variety of year round recreational activities, including:

- Hiking
- Golfing
- Swimming & Boating
- Team Sports
- Hunting & Fishing
- Fitness Classes / Gym
- Snowmobiling & ATV
- Skiing & Snowboarding

The following facilities are available for these activities and many more:

- Eaton Mountain
- Ken's Bowling Alley
- Lakewood Golf Course
- Loon's Cove Golf Course
- Lake George Regional Park
- Run Of River (a planned whitewater park.)
- Skowhegan Community Recreation Center



Kennebec River & future location of the Run of River White Water Park

# 4

# 5

## SUPPORT

*Town, County, and Non-profit*

Town, County, and Non-profit organizations are available to help businesses get started and succeed. Services include grants, loans, and advertisement. A few of the local agencies are:

- Maine Street Skowhegan
- Skowhegan Chamber of Commerce
- Kennebec Valley Council of Governments
- Maine Small Business Development Centers
- Somerset Economic Development Corporation
- Skowhegan Economic Development Corporation



Main Street office located downtown.

Downtown Skowhegan is also a designated "Tax Increment Financing", (or TIF), district.

## HISTORIC DISTRICT

*Kennebec River & Flatiron District*

For centuries, Native Americans used the Kennebec River as a means for transportation and food. They also coined Skowhegan as "A Place to Watch".

Skowhegan's "Flat Iron" downtown district is listed in the National Register of Historic Places and is home to various architectural gems from the late 19th / early 20th centuries.



The historic downtown Strand Cinema opened in 1929

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