

AVAILABLE

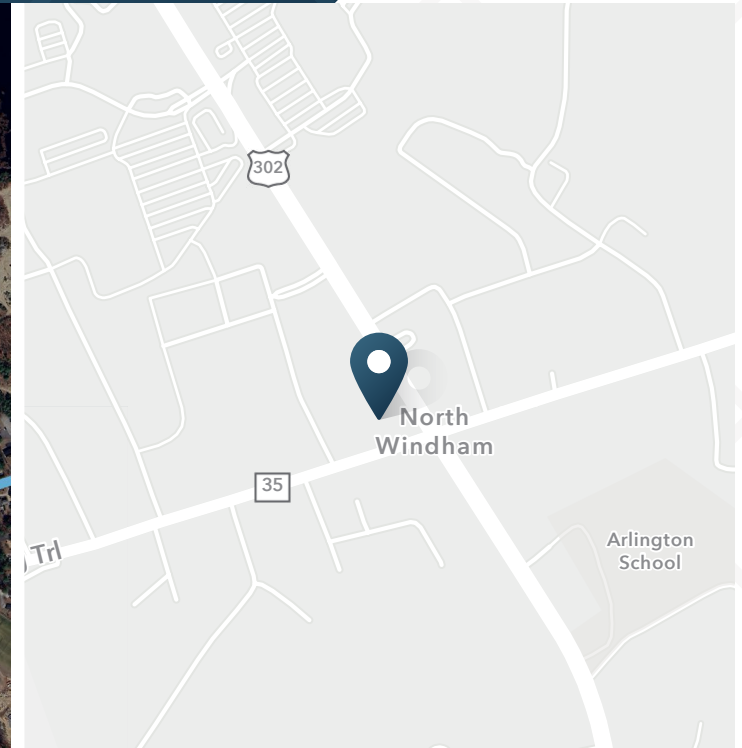
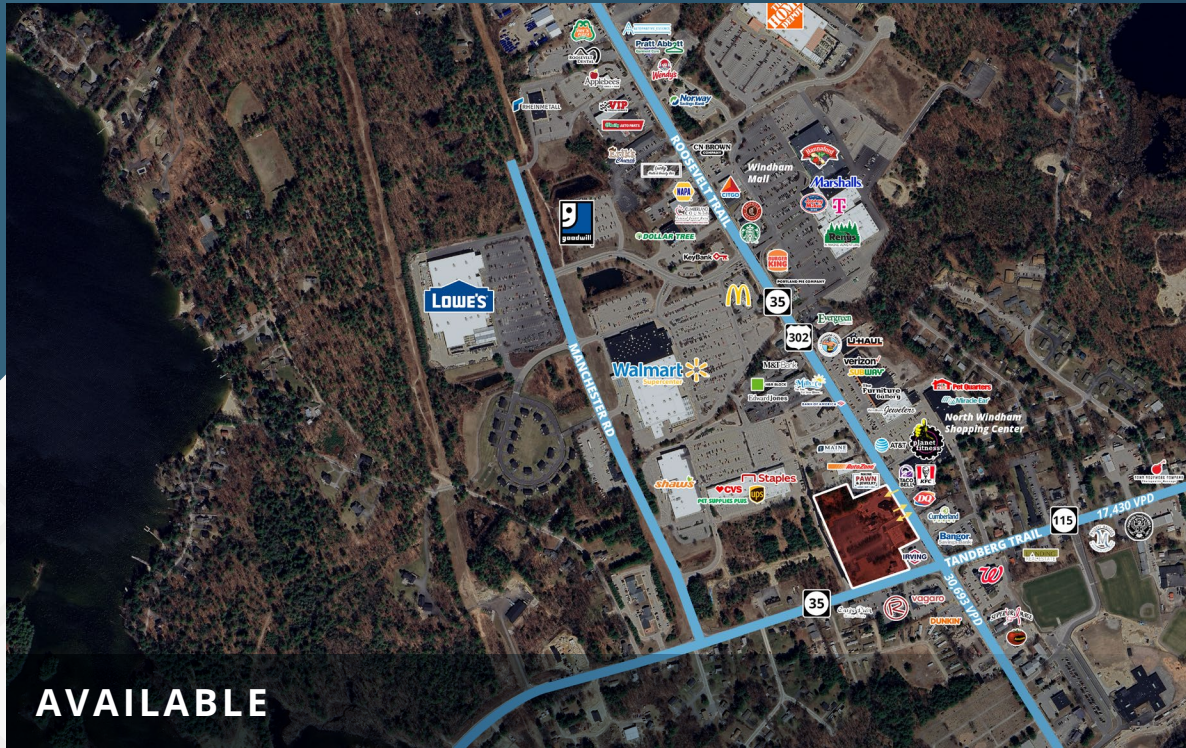
Tandberg & Roosevelt

750-758 Roosevelt Trail & 62-64 Tandberg Trail | Windham, ME 04062



Tandberg & Roosevelt

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Up to 10,000 SF

Available

4.91 AC

Lot Size

Contact
Broker

Rate

ABOUT THE PROPERTY

- Retail development with pads and strip center
- Lot Size: 4.91 AC (213,880 SF)
- Building Size: Multiple up to +/- 10,000 SF
- 5-7 Buildings

JOIN THESE RETAILERS



TRAFFIC COUNTS

Roosevelt Trail

30,693 VPD

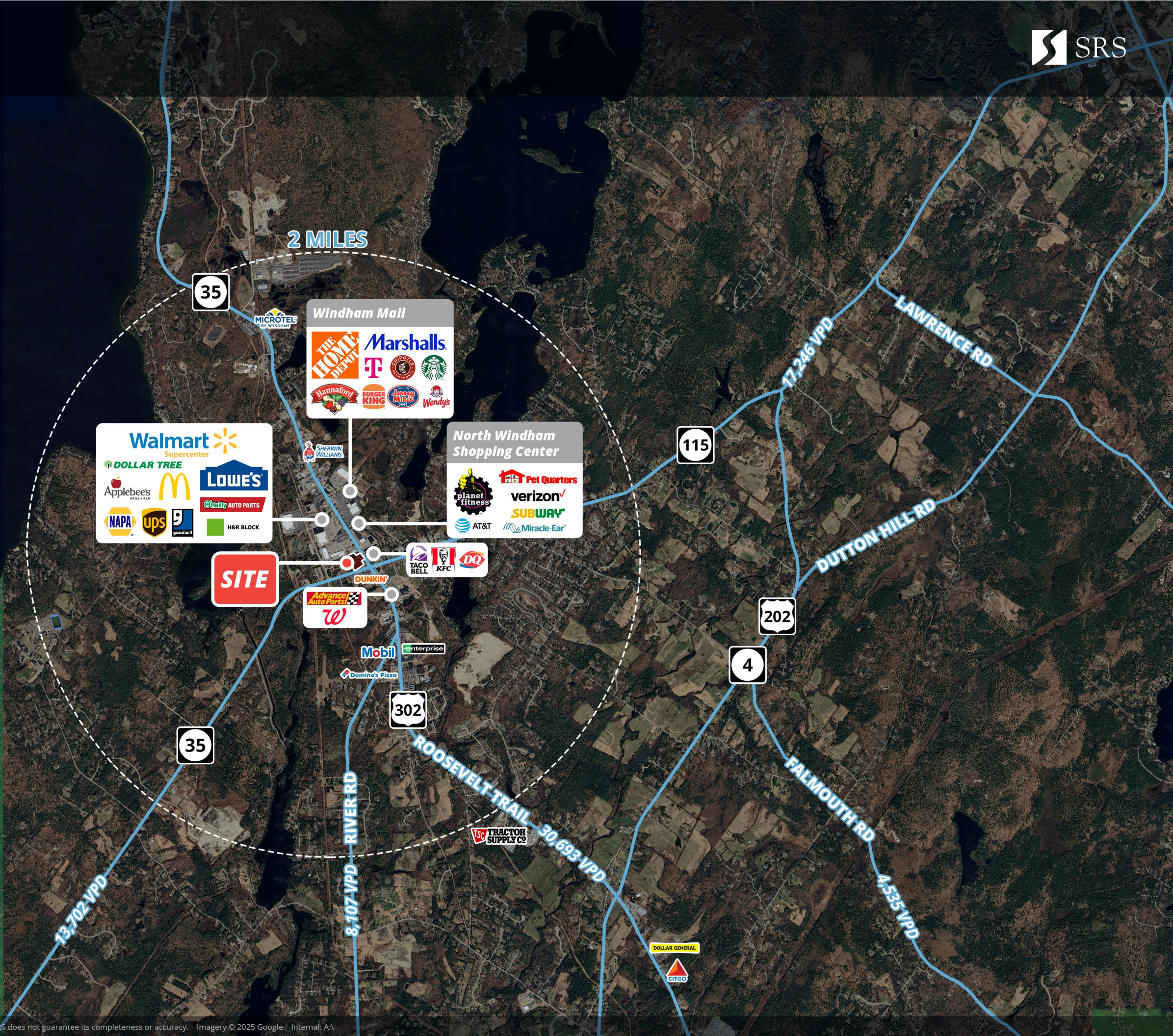
Tandberg Trail

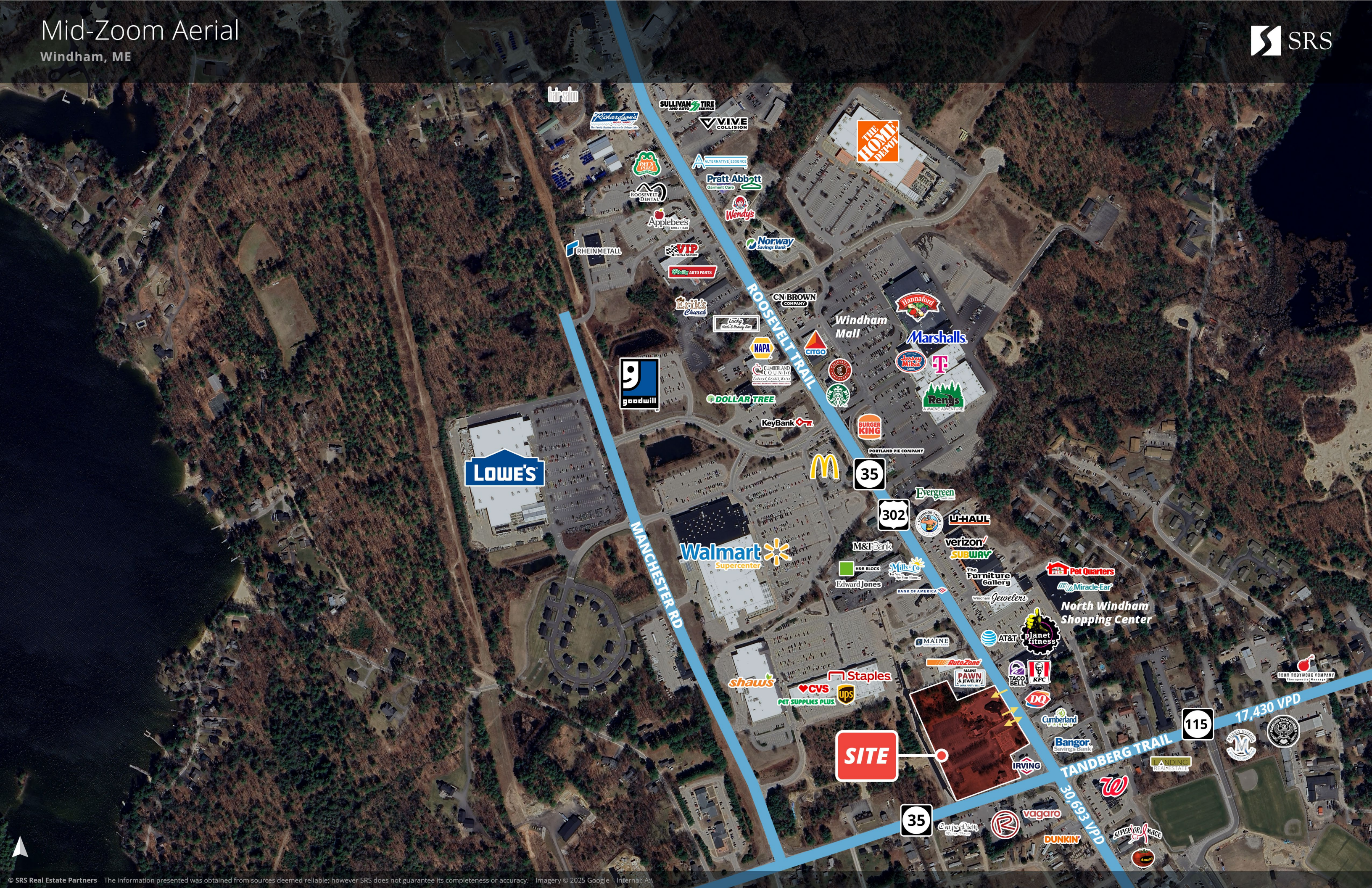
13,702 VPD

US-202

17,246 VPD

Year: 2025 | Source: MaineDOT







ROOSEVELT TRAIL

TANDBERG TRAIL

Potential
Future
Development

Prop QSR
+/- 2,000 SF

756R

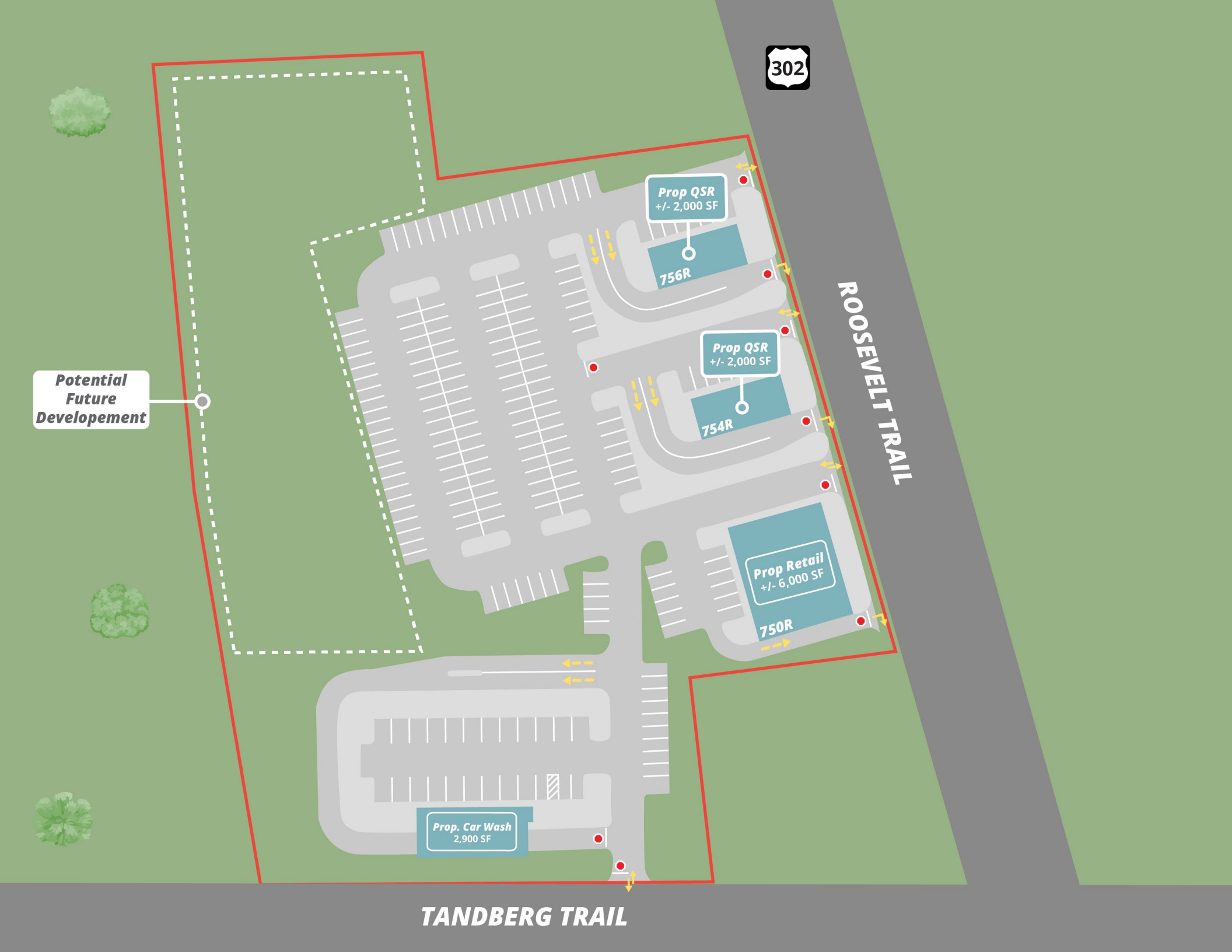
Prop QSR
+/- 2,000 SF

754R

Prop Retail
+/- 6,000 SF

750R

Prop. Car Wash
2,900 SF



Tandberg & Roosevelt

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	1,632	11,551	20,178
2030 Projected Population	1,696	11,822	20,727
Proj. Annual Growth 2025 to 2030	0.77%	0.46%	0.54%

Daytime Population

2025 Daytime Population	3,719	10,127	15,922
Workers	3,117	5,482	7,764
Residents	602	4,645	8,158

Income

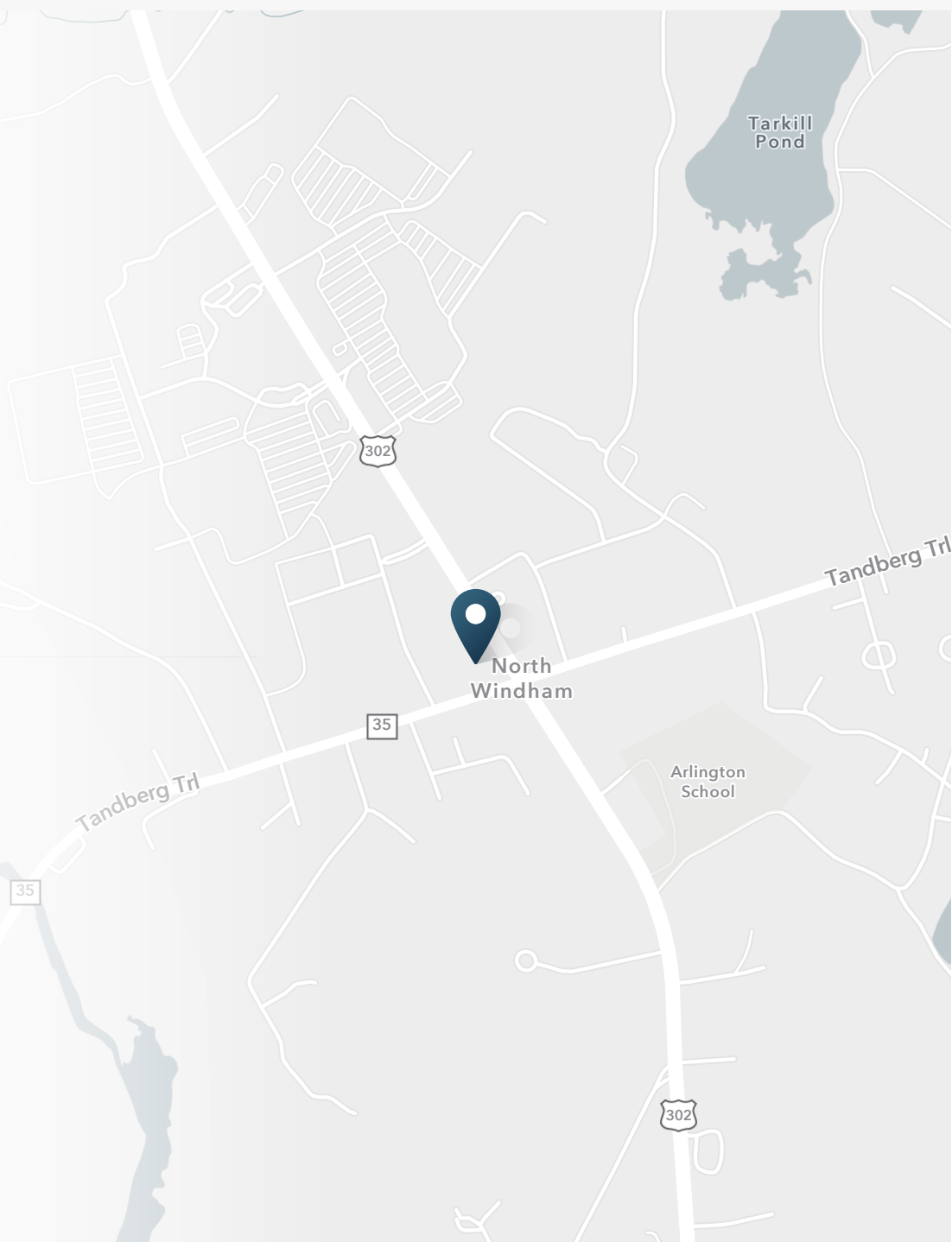
2025 Est. Average Household Income	\$126,874	\$137,954	\$142,299
2025 Est. Median Household Income	\$107,650	\$110,442	\$111,359

Households & Growth

2025 Estimated Households	735	4,469	7,939
2030 Estimated Households	772	4,639	8,266
Proj. Annual Growth 2025 to 2030	0.99%	0.75%	0.81%

Race & Ethnicity

2025 Est. White	91%	92%	91%
2025 Est. Black or African American	1%	1%	1%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	0%	0%
2025 Est. Other Races	6%	5%	6%
2025 Est. Hispanic (Any Race)	2%	2%	2%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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