

FOR LEASE

13,454 SF/+ - Divisible

\$15.00/+ -PSF MG

EME COMMERCIAL REAL ESTATE

765 Roosevelt Trail

Windham Maine

LEASED

LEASED



Please Note: Rendering to be
completed
in July 2025

North Windham Shopping Center

Located in a convenient and high-traffic area of Windham Maine, North Windham Shopping Center offers a great opportunity for businesses looking for affordable retail and office space in a well-maintained shopping center.

- Prime Location – On Route 302 in the center of Town, Easily accessible from major roads and public Transit, with strong visibility and foot traffic.
- Diverse Tenant Mix – Join a variety of successful businesses, including retail stores, restaurants, service providers, and offices. Some of which include Big Swing Indoor Golf, State Farm, Miracle Ear, and Windham Jewelers. Just across the parking lot in North Windham Shopping Center is Planet Fitness, New Life Wellness Center, Cross Fit, The US Post Office Pet Quarters, Cormier's Dog House AT&T and much more.
- Ample Parking – Plenty of on-site parking for customers and employees.
- Competitive Rates
- Tenant Responsibility – Heat, Electric, Water and Trash only
- Signage- Pylon & Building
- 3 Phase Power

Whether you're a new business looking to establish a presence or an existing business seeking expansion, North Windham Shopping Center offers a great environment to grow.

- Contact me today to learn more about available spaces!



207.632.2136



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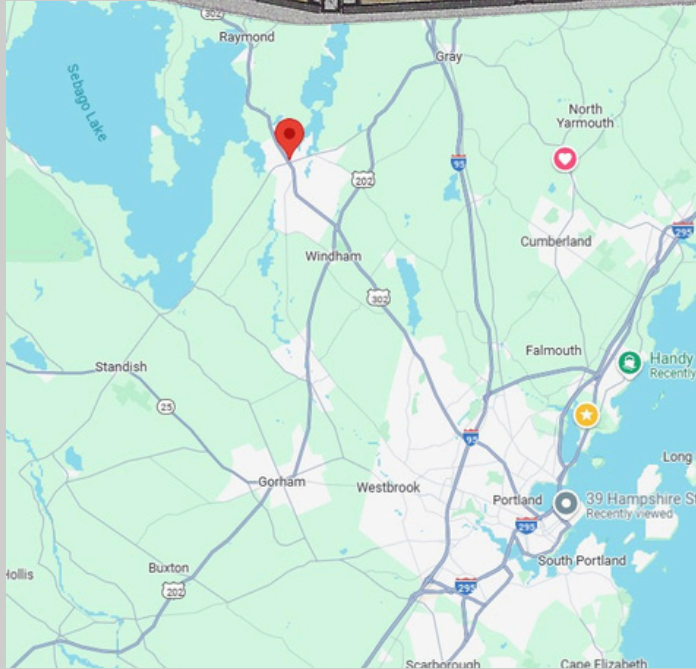


110 U.S. Route One Falmouth, Maine

Location Traffic Data

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Annual Statistics										
Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
AADT	-	-	24,920	-	-	25,460	-	-	28,400	-

Count History

Year	Month	Count type	Duration	Count	AADT
2024	July	Class	24 hours	29,778	29,778
2022	September	Volume	53 hours	69,136	29,887
2019	August	Volume	24 hours	33,497	33,497
2016	July	Volume	25 hours	35,738	33,671
2013	August	Volume	45 hours	52,700	29,138
2010	August	Volume	72 hours	93,994	31,331



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