

FOR LEASE



RETAIL SPACE AT SHAW'S PLAZA

770 ROOSEVELT TRAIL, WINDHAM, ME 04062

PROPERTY HIGHLIGHTS

- 2,400± SF retail suite available for lease located in the Shaw's Plaza on Roosevelt Trail in Windham - the gateway to the Lakes Region and just 30 minutes from Portland.
- Plaza retailers include Shaw's, Loyal Companion, CVS, Staples and Windham Billiards.
- Heavily traveled Roosevelt Trail (Route 302) is home to national and local retailers including Walmart, McDonald's, Bank of America, AutoZone, Walgreens, Bangor Savings Bank, TD Bank, Home Depot, Lowe's and several others.
- Lease rate negotiable. Contact listing brokers for details.



THE BOULOS COMPANY IS
PLEASED TO REPRESENT:



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PROPERTY DETAILS

OWNER OF RECORD	B33 Windham II, LLC
ASSESSOR'S REF	Map 70, Lot 1A
BUILDING SIZE	124,172± SF
YEAR BUILT	1978; additions/renovations in 1981, 1994 & 2002
LOT SIZE	24.9± Acres
ZONING	C-1
AVAILABLE SPACE	Suite 3: 2,400± SF
UTILITIES	Municipal water and sewer
HVAC	Gas-fired, forced hot air heat; Central A/C
SPRINKLER	Yes, wet system
SIGNAGE	Street pylon at entrance and building signage
PARKING	495± spaces on-site in common with other tenants
LEASE RATE	Contact listing brokers
NNN EXPENSES	\$4.37/SF



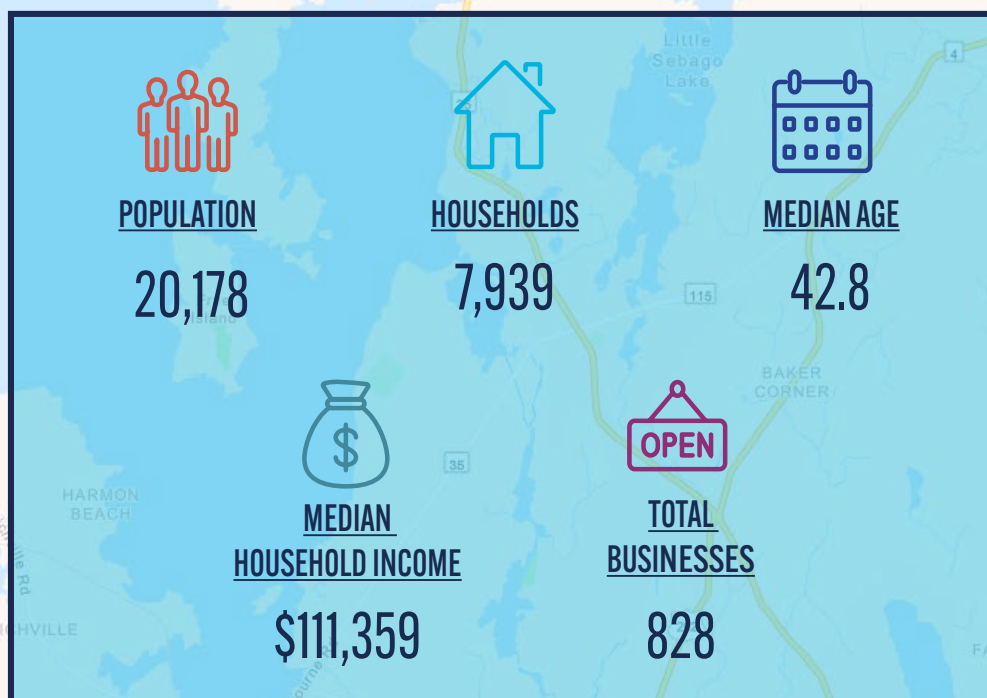
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SITE PLAN



DEMOGRAPHICS (5 MILE RADIUS)



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