

# COMMERCIAL DEVELOPMENT OPPORTUNITY

0 Turning Leaf Drive | Windham, ME



Fully Approved By State & Town For  
a 9,018± SF Commercial Building



\*Lot lines are approximate



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# PROPERTY SUMMARY

0 Turning Leaf Drive | Windham, ME



**OWNER:** Baker Brook Farm

**LOT SIZE:** 5.91± AC

**ASSESSOR:** Map 14, Block 9, Lot B12

**ZONE:** C-1: Commercial District 1

**PERMITS & APPROVALS:** Fully approved site for a 9,018± SF commercial building  
See broker for details

**AVAILABLE DOCUMENTS:** Survey and site plans

**UTILITIES:** Connections to public utilities including natural gas and 3-phase power and public water & sewer

**SITE ENTRANCES:** Current plans are for entrance/exits at Turning Leaf Drive

**TRAFFIC COUNTS:** 25,571± (Maine DOT 7-day Average)

**SALE PRICE:** \$1,995,000



# HIGHLIGHTS

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## HIGHLIGHTS

- Approved State and Town for a 9,018± SF commercial building, including DEP, DOT, and Portland Water District
- DEP & DOT permits approved in 2023 for the 2 building concept
- Commercial District 1 Zoning suitable for a variety of uses
- Rare parcel of land in one of Maine's fastest growing communities
- Easy access to I-95 and other major corridors
- Growing community with strong demand for commercial services, making this site well-positioned for both local businesses and regional operators
- Situated in a growing commercial area of Windham, just minutes from Windham's busy Route 302 corridor with retail, dining, and service amenities
- Great accessibility from nearby major routes, including Windham's busy Route 302 corridor, which serves as the commercial hub for the Lakes Region

# PERMITTED USES FOR ZONE C1

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- Adult business establishment
- Adult use marijuana store
- Agriculture
- Assisted living facility
- Automobile gas station
- Automobile repair services
- Bank
- Building, accessory
- Business and professional office
- Child-care facility
- Child care, family home
- Club
- Contractor services
- Contractor services, landscaping
- Contractor storage yard
- Construction services, heavy, major
- Construction services, heavy, minor
- Convention center
- Distribution center
- Drive-through facility
- Dwelling, two-family
- Dwelling, multifamily
- Dwelling, mixed-use
- Fitness center
- Forestry
- Funeral home
- Home occupation 1
- Home occupation 2
- Hospital
- Hotel
- Housing for older persons
- Industry, light
- Industry, heavy
- Marijuana cultivation facility
- Marijuana manufacturing facility
- Marijuana registered dispensary
- Marijuana testing facility
- Medical marijuana registered caregiver
- Medical marijuana registered caregiver (home occupation)
- Medical marijuana caregiver retail store
- Medical office
- Mineral extraction
- Motel
- Nursing home
- Place of worship
- Public building
- Public utility facility
- Recreation facility, outdoor
- Recreation facility, indoor
- Research laboratory
- Restaurant
- Retail sales
- Retail sales, automobile sales
- Retail sales, convenience
- Retail sales, minimart
- Retail sales, nursery
- Retail sales, outdoor
- Sawmill, temporary
- Service business, commercial
- Service business, personal
- Small engine repair
- Solar energy system – roof-mounted, small, medium, and large scale
- Solar energy system – ground-mounted, small scale
- Solar energy system – ground-mounted, medium scale
- Solar energy system – ground-mounted, large scale (see Subsection F, District standards, below)
- Theater
- Use, accessory
- Warehousing, private
- Wireless telecommunications tower and facility

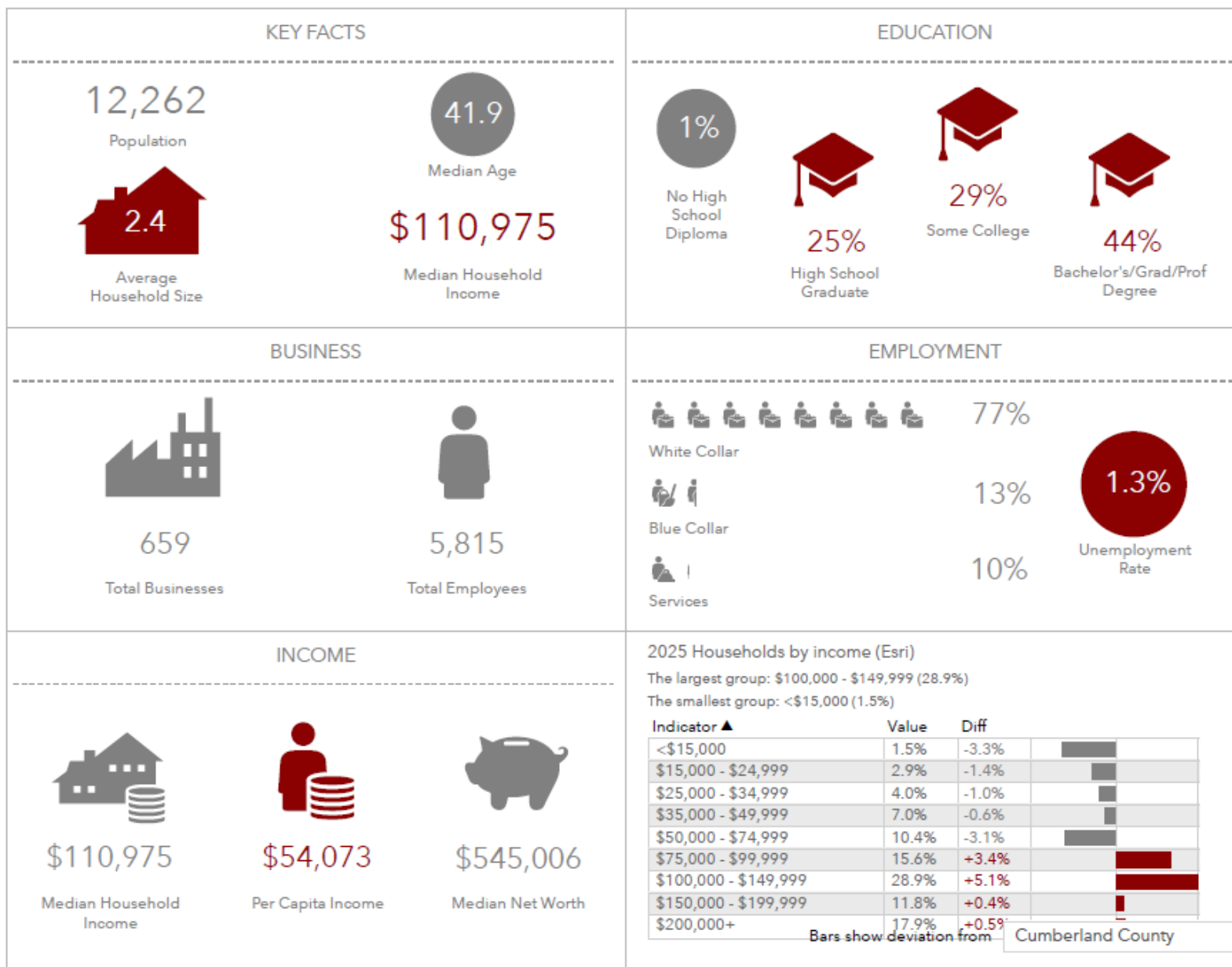
# PHOTOS

0 Turning Leaf Drive | Windham, ME



# 3-MILE DEMOGRAPHICS

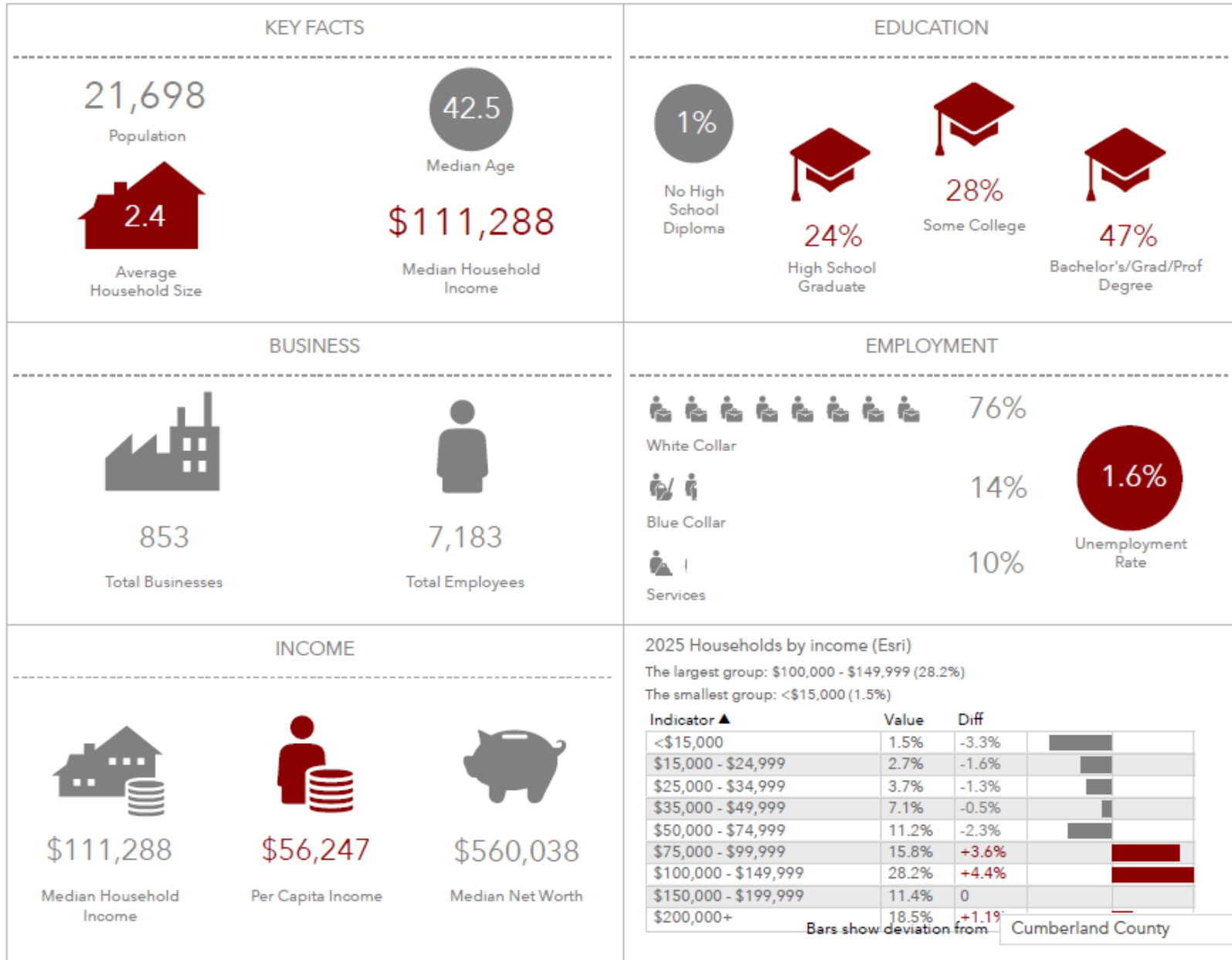
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Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

# 5-MILE DEMOGRAPHICS

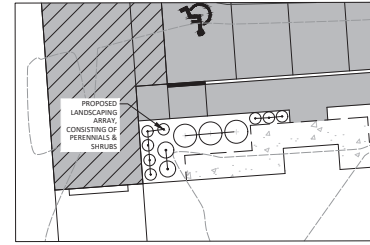
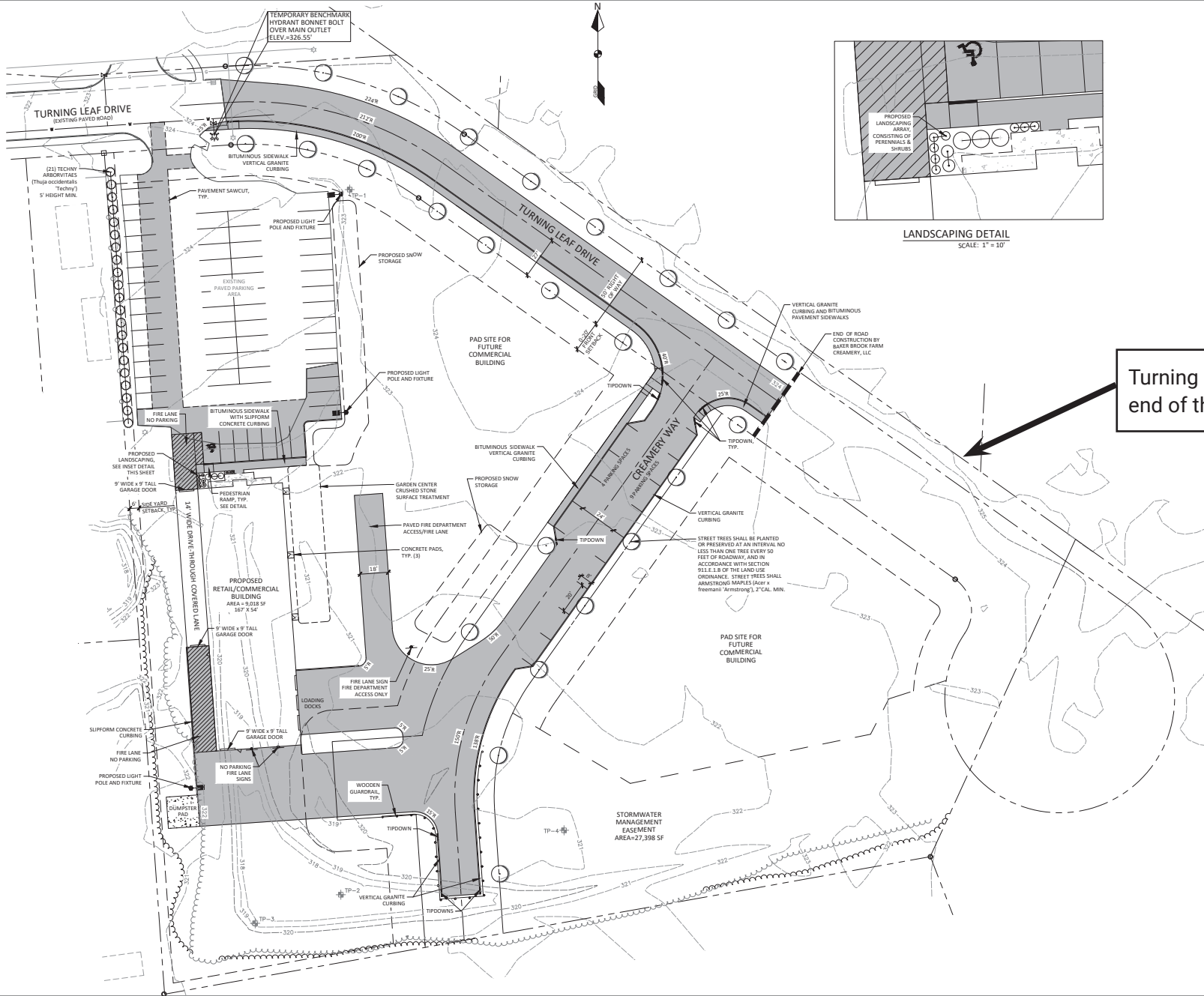
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# SITE PLAN

## 0 Turning Leaf Drive | Windham, ME

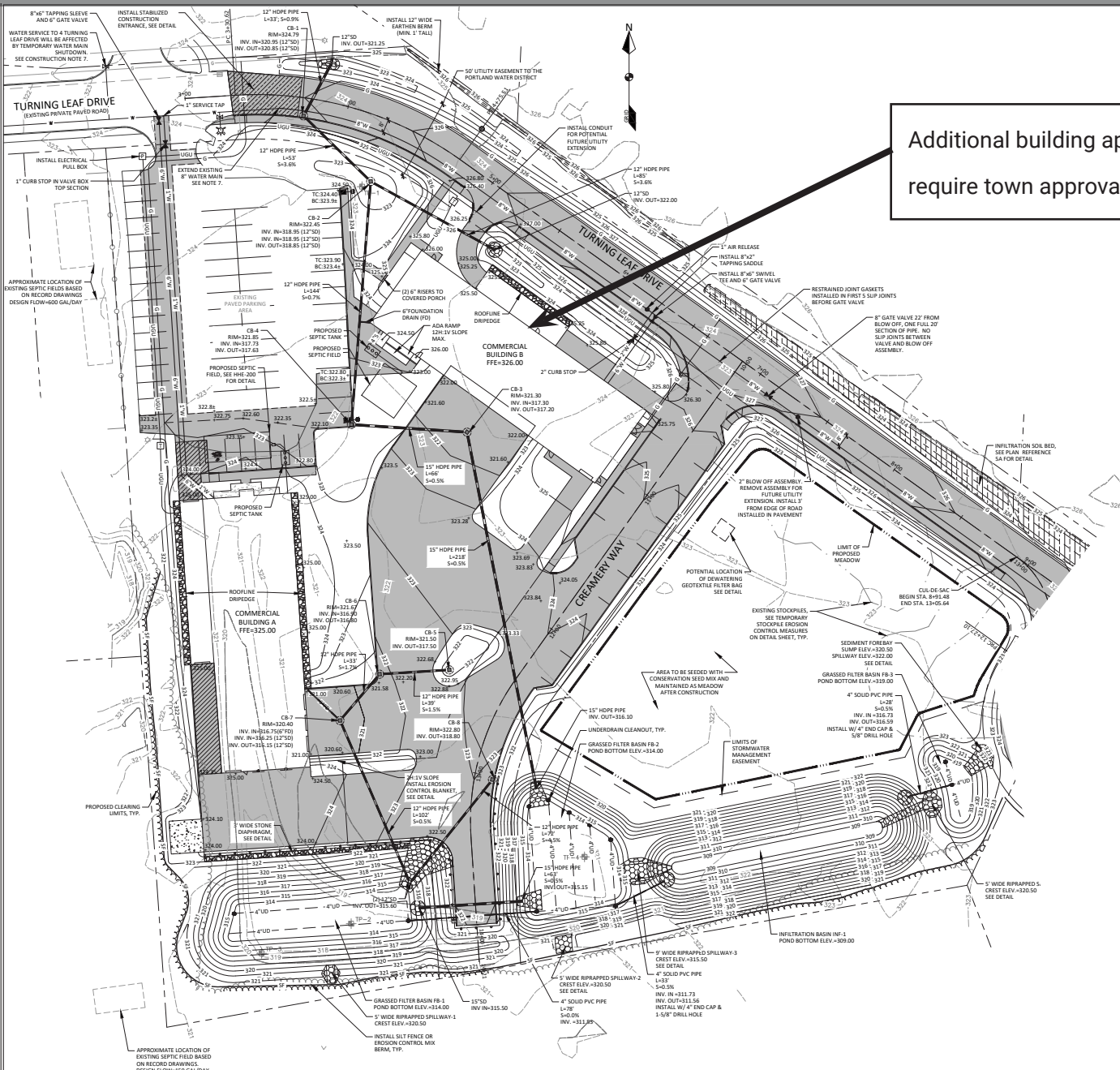


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Turning Leaf Drive will continue to end of the property line.

# POTENTIAL EXPANSION OPPORTUNITY PLAN

## 0 Turning Leaf Drive | Windham, ME



Additional building approved by DOT & DEP, but will require town approval.

\* Changes to existing stormwater & other site plan conditions may be amended.

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