

FOR LEASE

1,300sf/+ -
\$3,000 Month MG

EME COMMERCIAL REAL ESTATE

765 Roosevelt Trail Windham
Maine

Available at The North Windham Shopping Center

Prime Retail Visibility



765 Roosevelt Trail- offers excellent retail exposure with two large storefront windows providing maximum visibility along this highly traveled commercial corridor.

The space features an open retail area, with a private restroom, storage area, and utility space conveniently located at the rear, keeping the customer-facing portion of the suite clean and functional.

An excellent opportunity for a retailer, service business, or professional user seeking strong visibility and a convenient Windham location.

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110 U.S. Route One Falmouth, Maine

Location & Amenities

EME COMMERCIAL REAL ESTATE

765 Roosevelt Trail Windham Maine

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 , State Farm, Miracle Ear, and Windham Jewelers. Just across the parking lot in North Windham Shopping Center is Planet Fitness,, Confident Med Spa, Cross Fit, The US Post Office Pet Quarters, Cormier's Dog House, Refuge, 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

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.

NEW TENANTS INCLUDE:

- Big Swing Golf Sim
- Maine Dance Center
- Blended - (Shared Office Space w/ Smoothie Bar)
- Pinnacle Health & More



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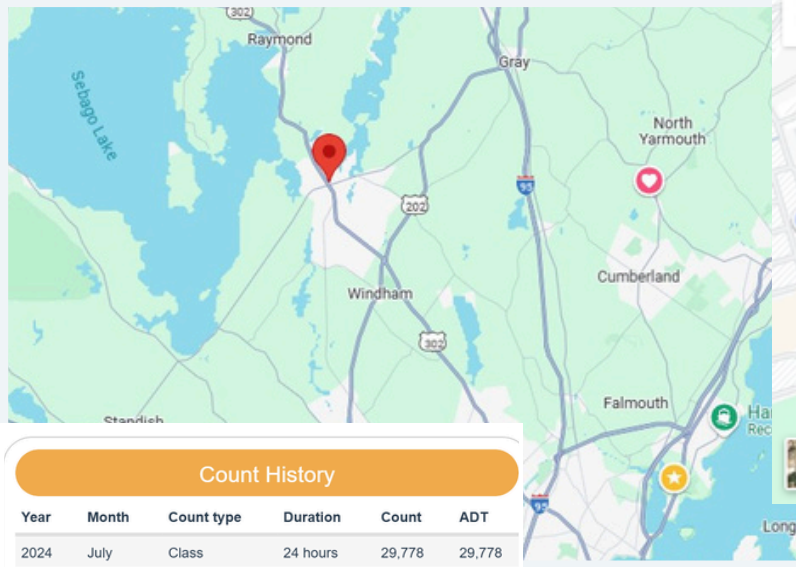
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Map & Traffic Data

EME COMMERCIAL REAL ESTATE

765 Roosevelt Trail
Windham Maine



Count History

Year	Month	Count type	Duration	Count	ADT
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

Annual Statistics

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



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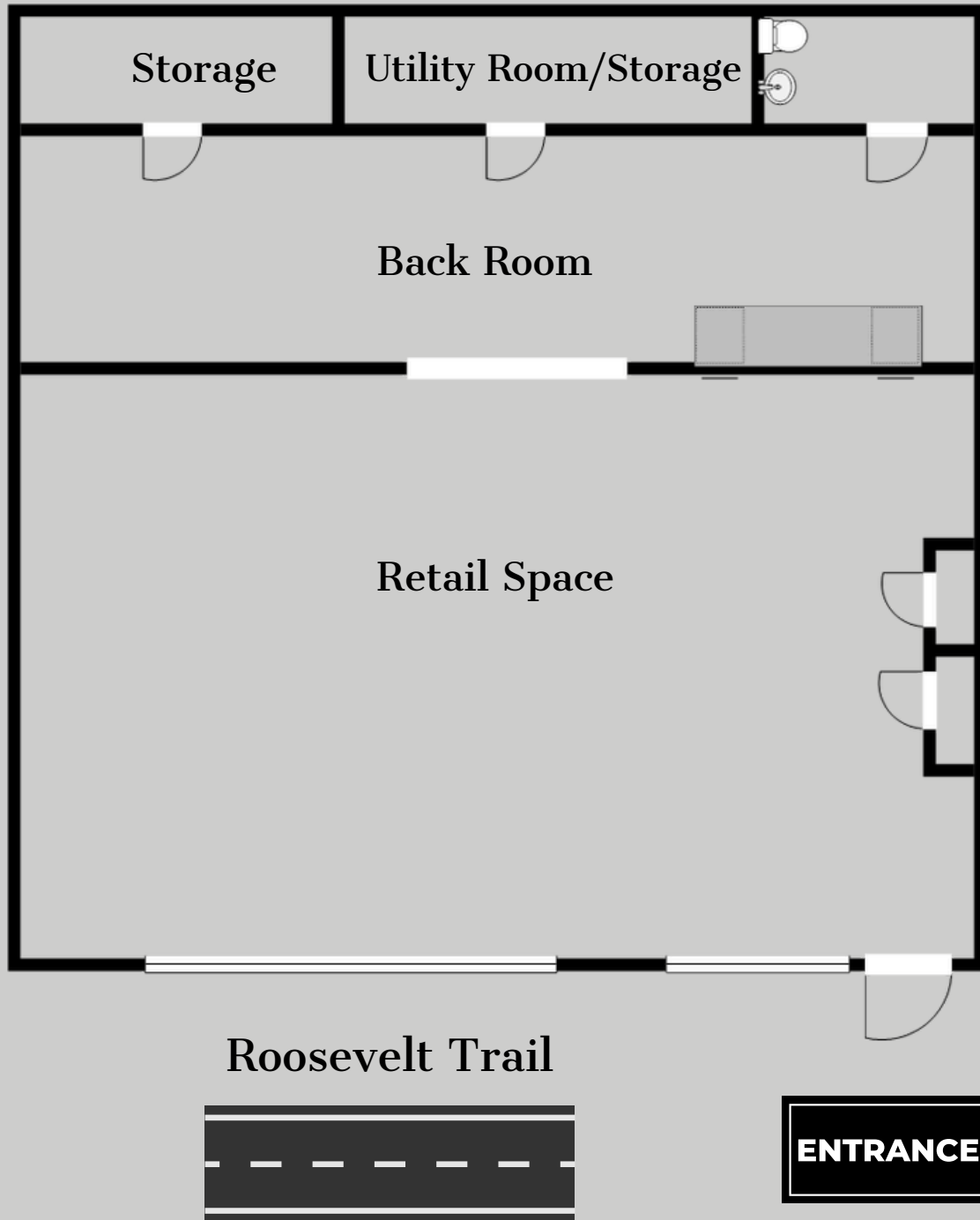
Floor Plan

1,300 sf/+ -

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REAL ESTATE

765 Roosevelt Trail
Windham Maine



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