FOR SALE | FREESTANDING RETAIL WITH DRIVE-THRU

780 ROOSEVELT TRAIL, WINDHAM, ME 04062



PROPERTY HIGHLIGHTS

- 3,648± SF freestanding retail building located in the center of Windham's thriving retail trade area on Route 302.
- Excellent opportunity for owner/user to join a mix of retailers, banks, and food & beverage businesses.
- The property benefits from exceptional visibility, with traffic counts in excess of 32,000 VPD.
- Large lot with 46 on-site, exclusive parking spaces.
- Outparcel to both Walmart and Shaw's, with neighboring retailers including Hannaford, Starbucks, and many more.

SALE PRICE: $1,395,000

THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

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PROPERTY DETAILS

OWNER	Manufacturers and Traders Trust Company
ASSESSOR'S REF	Map 70, Lot 4
REGISTRY OF DEEDS	Book 12055 Page 232
LOT SIZE	1.45± AC
ZONING	C-1 – Commercial District
YEAR BUILT	1971
BUILDING SIZE	3,648± SF
HEATING/COOLING	Gas, forced air
UTILITIES	Municipal water. Sewer is septic but will be connected to new town sewer.
RESTROOMS	Two (2)
PARKING	46 spaces
TRAFFIC COUNT	32,057 AADT MDOT (2025)
DATE AVAILABLE	Immediately
AREA BUSINESSES	Walmart, Hannaford, McDonald's, Starbucks
R.E. TAXES	$13,811.83 (2027)
ASSESSED VALUE	$380,000 Land $688,200 Building $1,068,200 Total
SALE PRICE	**$1,395,000**









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PHOTOS













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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.