FOR SALE • COMMERCIAL LAND

0 Turning Leaf Drive • Windham, ME

MALONE
COMMERCIAL BROKERS







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5.91± ACRE DEVELOPMENT OPPORTUNITY

- Fully approved by 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
- Growing community with strong demand for commercial services, making this site well-positioned for both local businesses and regional operators
- Great accessibility from nearby major routes, including Windham's busy Route 302 corridor, which serves as the commercial hub for the Lakes Region

SALE PRICE: $1,995,000

PROPERTY SUMMARY

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Site Info

OWNER:	Baker Brook Farm
ASSESSOR:	Map 14, Block 9, Lot B12
LOT SIZE:	5.91± AC
ZONING:	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)



ZONING INFORMATION

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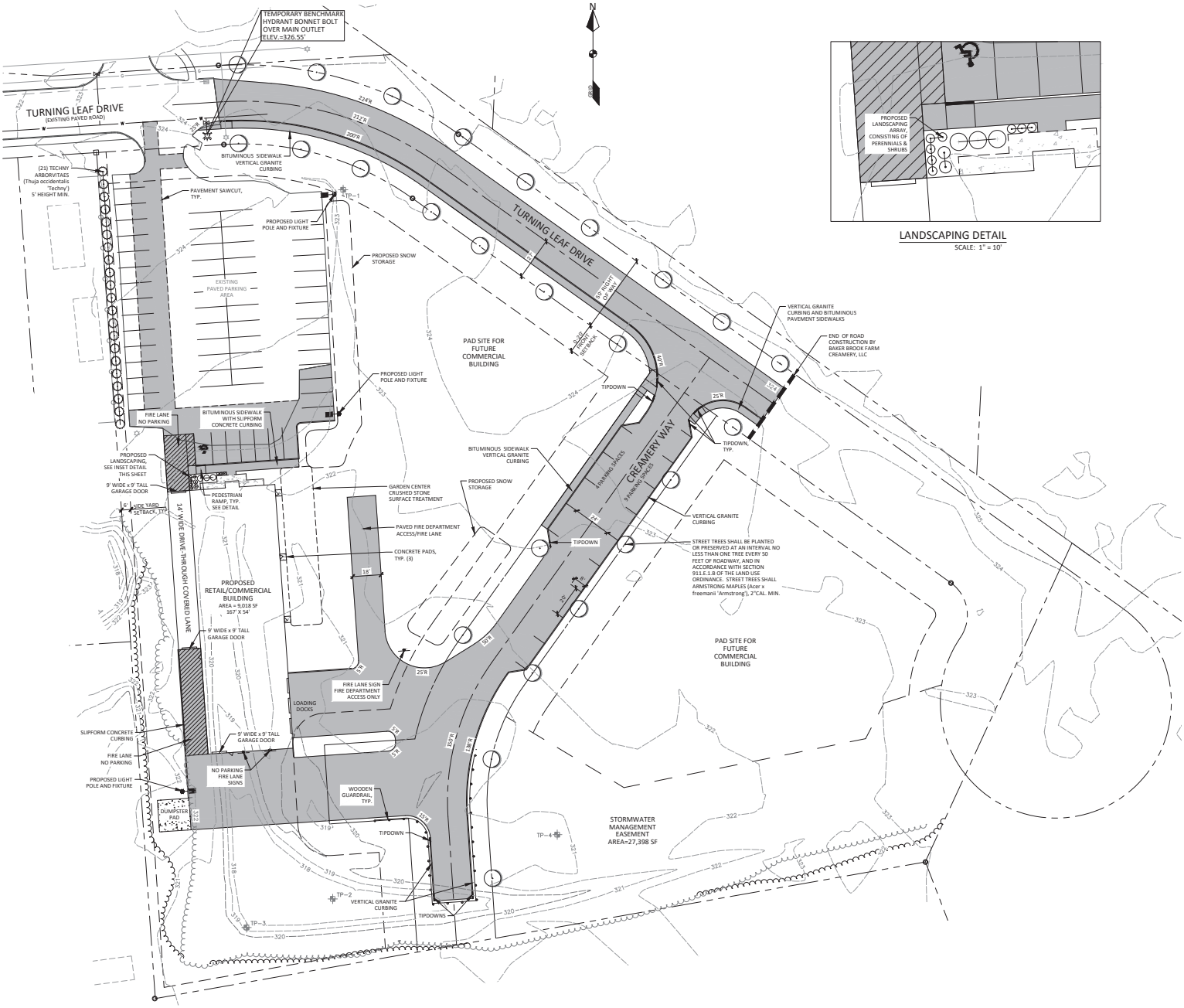
Zoning Permitted Uses

- 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

SITE PLAN

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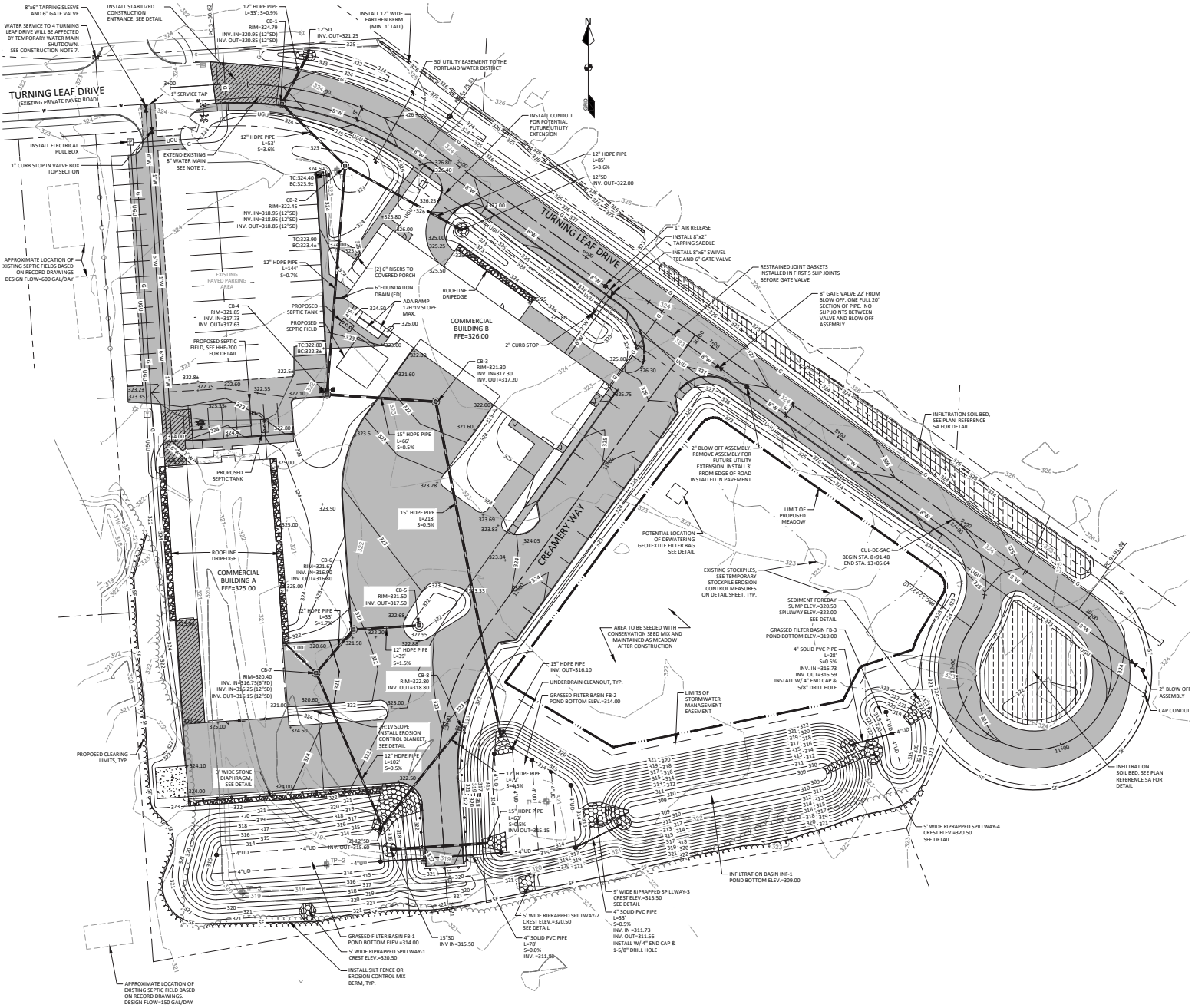


LANDSCAPING DETAIL
SCALE: 1" = 10'

POTENTIAL EXPANSION PLAN

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5-MILE DEMOGRAPHICS

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21,781
Population

8,410
Homes

2.4
Average Household Size

42.7
Average Age



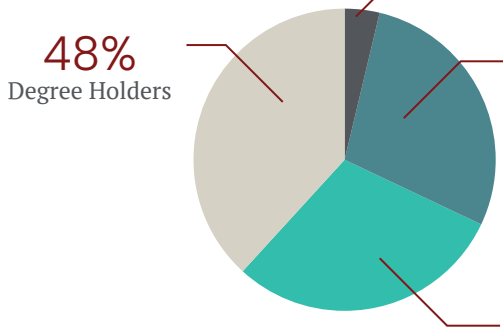
867
Total Businesses

6,804
Total Employees

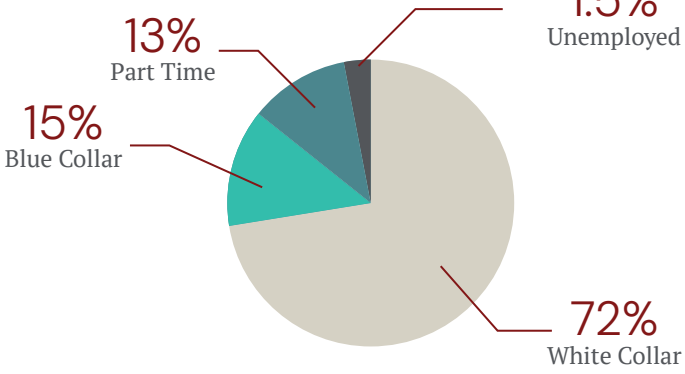


$114,956
Average Household Income

Education



Employment



AERIAL

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