

# 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

THE BOULOS COMPANY IS  
PLEASED TO REPRESENT:

  
BRIDGE33

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## PROPERTY DETAILS

|                        |  |
|------------------------|--|
| <b>OWNER OF RECORD</b> | B33 Windham II, LLC                              |
| <b>ASSESSOR'S REF</b>  | Map 70, Lot 1A                                   |
| <b>BUILDING SIZE</b>   | 124,172± SF                                      |
| <b>YEAR BUILT</b>      | 1978; additions/renovations in 1981, 1994 & 2002 |
| <b>LOT SIZE</b>        | 24.9± Acres                                      |
| <b>ZONING</b>          | C-1  |
| <b>AVAILABLE SPACE</b> | Suite 3: 2,400± SF                               |
| <b>UTILITIES</b>       | Municipal water and sewer                        |
| <b>HVAC</b>            | Gas-fired, forced hot air heat; Central A/C      |
| <b>SPRINKLER</b>       | Yes, wet system                                  |
| <b>SIGNAGE</b>         | Street pylon at entrance and building signage    |
| <b>PARKING</b>         | 495± spaces on-site in common with other tenants |
| <b>LEASE RATE</b>      | Contact listing brokers                          |
| <b>NNN EXPENSES</b>    | \$6.49/SF  |



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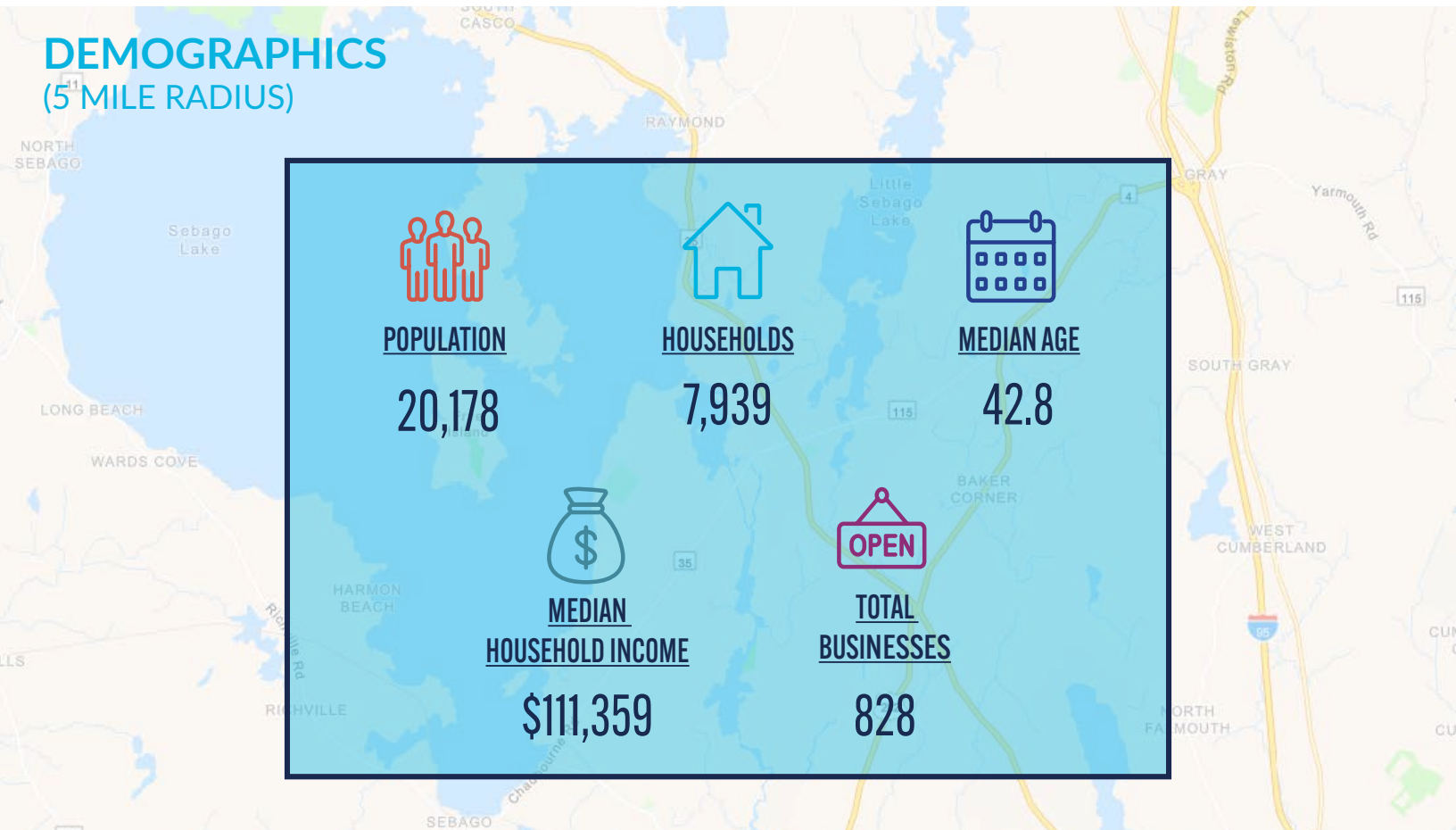
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## SITE PLAN



## DEMOGRAPHICS (5 MILE RADIUS)



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## CONTACT US



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