



CARDENTE
 REAL ESTATE
 Commercial / Investment Brokerage

For Sale

0 Manchester Drive • Windham, Maine



14.2 +/- Acres of Prime Development Land

Cardente Real Estate is pleased to offer for sale 14.2+/- acres of prime development land on Manchester Drive in Windham, Maine. Located next to Lowe's and behind Super Walmart, this site is ideal for a large-scale retail shopping center or as a business park. Windham has become the regional shopping hub for the Sebago Lakes Region. Other notable businesses in the direct area include Shaw's Supermarket, Hannaford Brothers Supermarket, Staples, Planet Fitness, The Home Depot, and many others. Property owner can provide engineering, drainage and soil reports upon request. Join one of Maine's most successful retail shopping districts!



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For Sale



0 Manchester Drive, Windham, Maine

Property Details

Property Address:	0 Manchester Drive, Windham, Maine
Acreage:	14.2± acres
Assessor's Reference:	Map 18A, Lot 48
Registry of Deeds Reference:	Book 24208, Page 249
Traffic Count (AADT '13):	24,770 US 302 (Roosevelt Trail) E/O Lowe's ENT/EXIT; 10,030 SR 115 (Tandberg Trail) S/O Lowe's ENT/EXIT
Road Frontage:	Approximately 150' on Manchester Drive and 225' on Hackett Road
Other Nearby Retailers:	Walmart, Applebee's, Hannaford, The Home Depot, McDonald's, Shaw's, Staples, Planet Fitness, Marshall's, Bull Moose Music, Walgreen's, Dunkin Donuts, among others

Sale Details

Sale Price:	\$699,000
Taxes:	\$6,886 (2015)

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