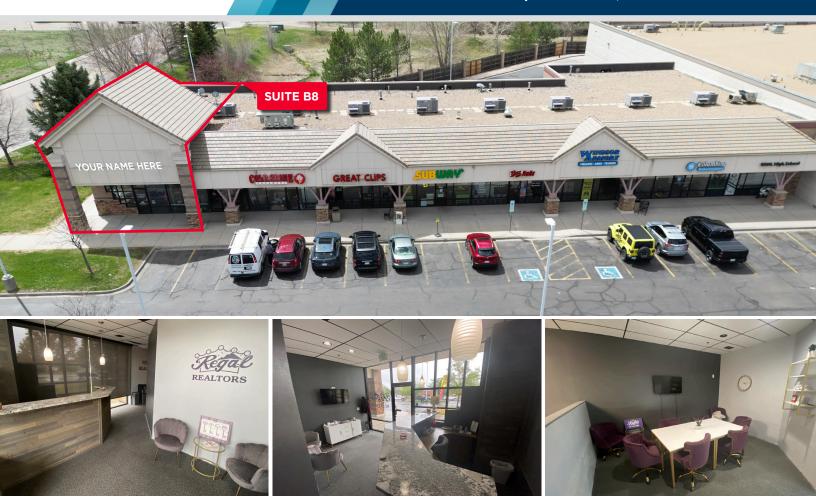
AVAILABLE FOR LEASE



1525 MAIN STREET SUITE B8 | WINDSOR, COLORADO 80550



1,120 SF ENDCAP OFFICE SPACE AVAILABLE Lease Rate: \$18.00 - \$20.00/SF NNN | NNN: \$9.83/SF (Estimated)

This highly desired end-cap suite is available in a busy Safeway anchored shopping center, offering high visibility. The location features easy access and ample parking. This newer center is well maintained and contemporary. The national tenants include Safeway, Domino's, Starbucks, Subway, Cold Stone, Sage Dermatology and Great Clips. *Please see reverse for aerial and site plan.*

DEMOGRAPHICS

PROPERTY FEATURES

Building Size	23,073 SF
Signage	Building & Monument
Year Built	2001
Parking	327 Spaces
Frontage	Main Street 677'

1 Mile **3** Miles 5 Miles 58,223 2023 Population (Pop.) 4,457 32,013 2028 Pop. Projection 4,690 34,762 64,012 Daytime Population 2.723 8.001 21.975 Average HH Income \$109,395 \$134,944 \$131,593 **TRAFFIC COUNT** Vehicles Per Day Street Highway 392/Main Street 19,557 VPD 15th Street 9.000 VPD



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