

WINDSOR TOWN CENTER SUITES C & D

 1039 MAIN STREET
WINDSOR, COLORADO 80550


AVAILABILITIES

Suite	SF Available	Lease Rate	Est. NNN Expenses	Timing
Suite C	2,730 SF	\$16.00/SF NNN	\$8.96/SF	November 1, 2024
Suite D	2,886 SF	\$16.00/SF NNN	\$8.96/SF	November 1, 2024

Discover exceptional retail and office spaces available for lease in this prime location. Suite C offers 2,730 square feet with 2 ADA restrooms, 2 offices featuring glass walls, and a built-in sales counter. Suite D boasts 2,886 square feet, including 2 restrooms, a sink and counter, and plenty of windows. Whether you're looking for a retail storefront or an office space, 1039 Main Street has it all.

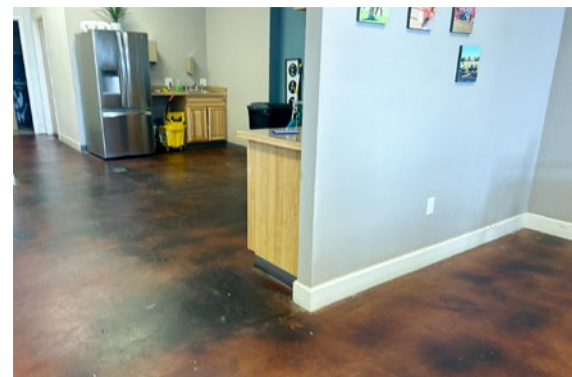
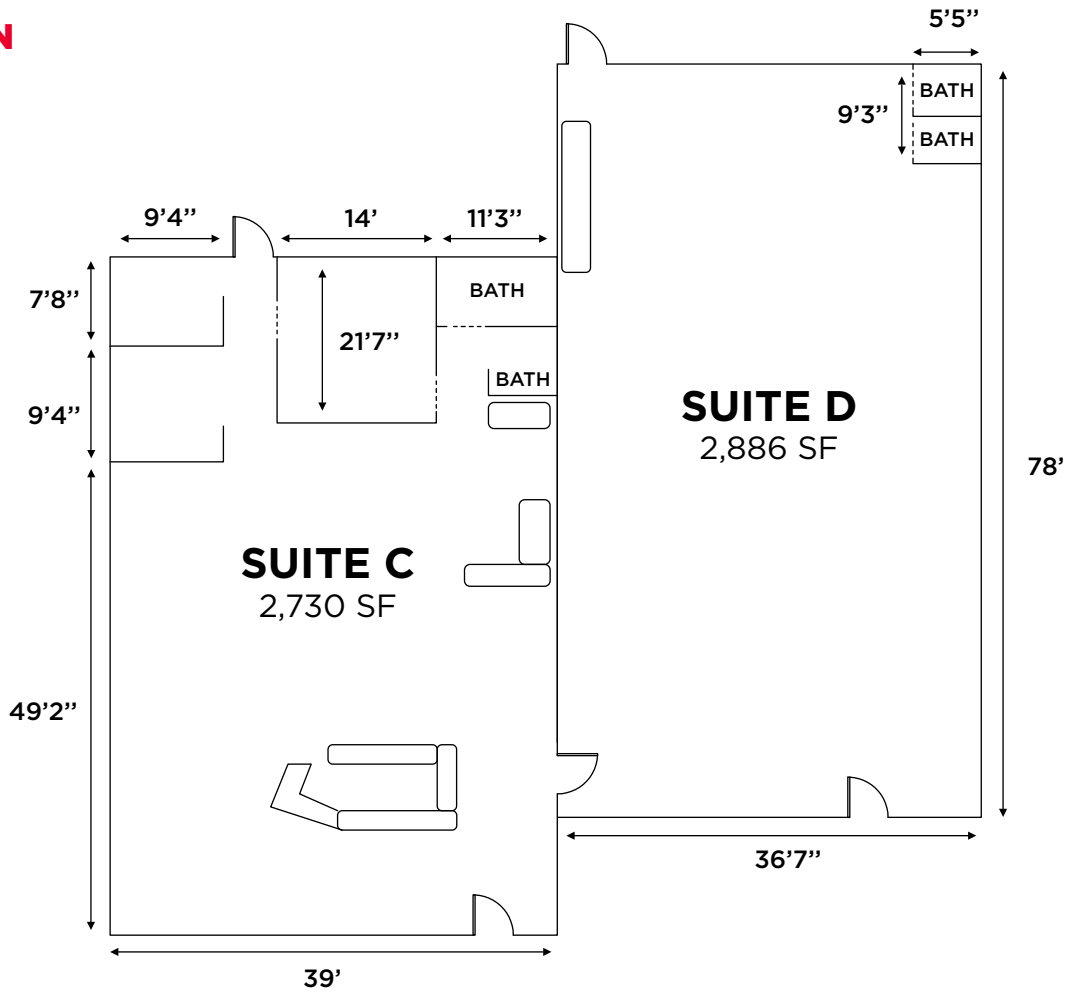
PROPERTY FEATURES

Available Size	5,616 SF (Divisible) Suite C: 2,730 SF Suite D: 2,886 SF
Building Type	Office / Retail
Parking	35 Surface Parking Spaces
Year Built	1974

PROPERTY HIGHLIGHTS

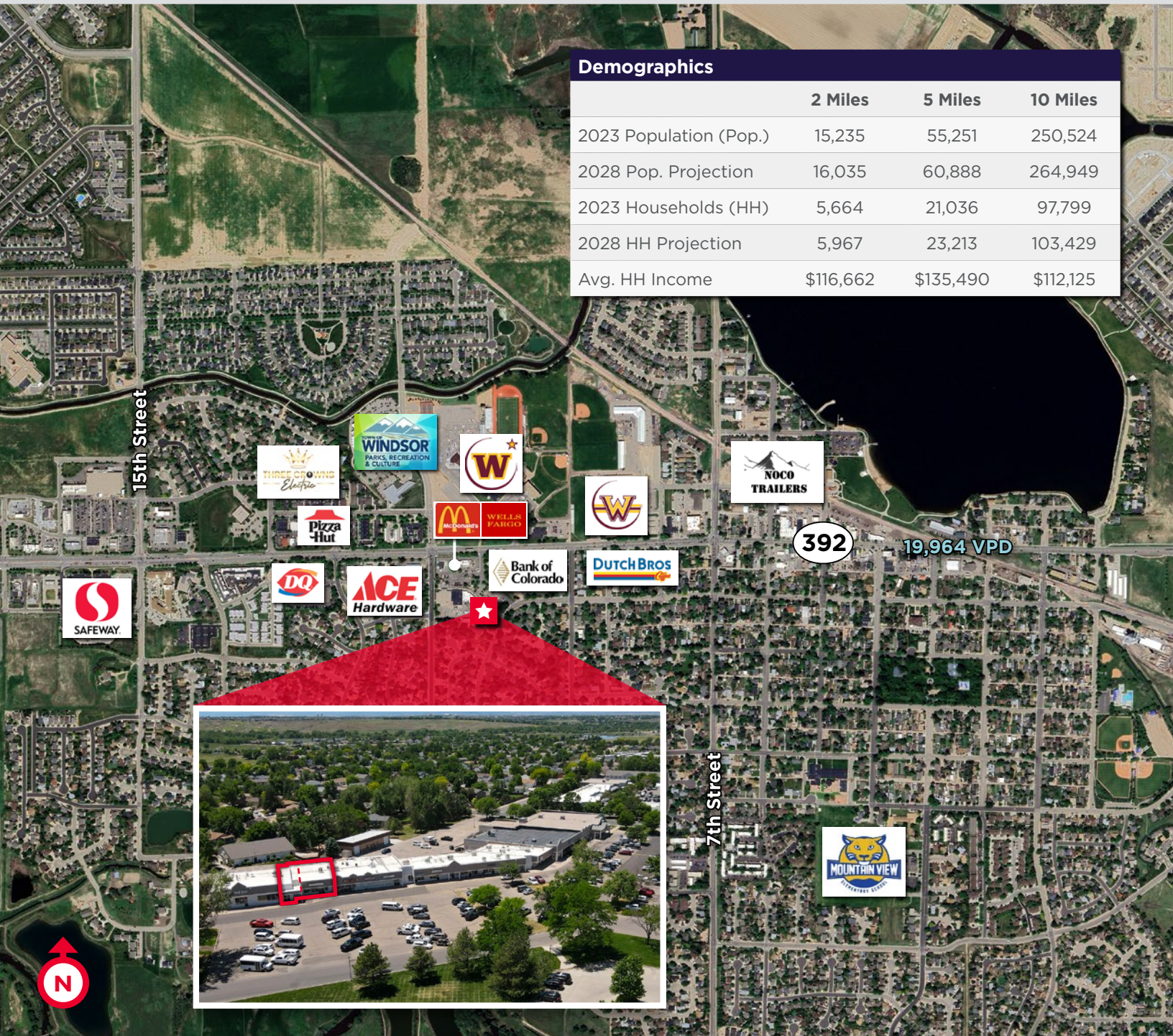
- Traffic counts on Hwy 392: ±19,964 VPD
- Suite C features ADA restrooms, 2 offices with glass, and a built-in sales counter
- Suite D features 2 restrooms and lots of windows

FLOOR PLAN



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Demographics			
	2 Miles	5 Miles	10 Miles
2023 Population (Pop.)	15,235	55,251	250,524
2028 Pop. Projection	16,035	60,888	264,949
2023 Households (HH)	5,664	21,036	97,799
2028 HH Projection	5,967	23,213	103,429
Avg. HH Income	\$116,662	\$135,490	\$112,125

392 19,964 VPD



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