



1,200 SF RETAIL SPACE AVAILABLE

Lease Rate: \$32.00 - \$34.00/SF NNN (Core & Shell Delivery) | Delivery Q2 2023

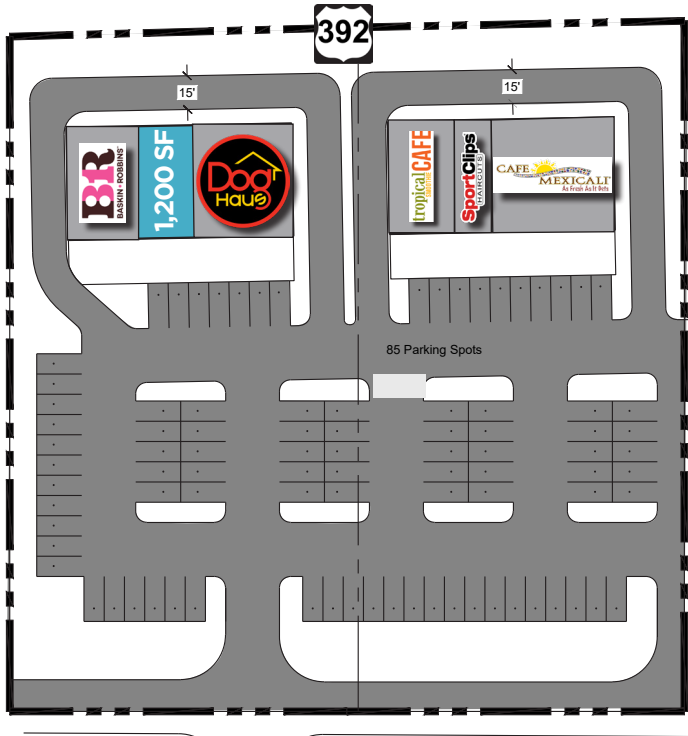
Located in the heart of the rapidly growing Windsor area, Windsor East Point offers an exciting new retail development opportunity. With easy and quick access to Highway 392 and Highway 257, this property is surrounded by established retail, restaurants and recreation amenities. Nearby businesses and amenities include: new future Legends Sports Complex, Windsor Lake, Boardwalk Park, Kum & Go, Freddy's, Doug's Day Diner, Human Bean, and numerous other restaurants and retailers. It also enjoys close proximity to the historic Windsor Mill, which has been completely renovated and restored to accommodate Windsor's newest restaurant, Cacciatore at Heller's Kitchen and The Windsor Mill Taven.

PROPERTY HIGHLIGHTS

- 10,000 Total building square footage
- Central regional location serving Fort Collins, Greeley and Loveland
- Walking distance to the historic Windsor Mill and downtown Windsor
- 5 Minutes to new future Legends Sports Complex
- Zoned General Commercial
- Join great existing tenants: Cafe Mexicali, Sports Clips, Tropical Smoothie, Dog Haus, and Baskin Robins



CONCEPTUAL SITE PLAN



Demographics CoStar, 2022

	1 Mile	3 Miles	5 Miles
2022 Population	5,922	21,794	45,848
2027 Pop. Projection	6,749	26,007	54,933
Daytime Population	3,363	10,117	13,566
2022 Households	2,255	8,073	17,234
2027 HH Projection	2,569	9,626	20,638
Avg. HH Income	\$103,956	\$117,005	\$129,087

Traffic Counts CDOT, 2021

Intersection	Vehicles Per Day
Highway 392	14,804
Highway 257	10,316

For more information, please contact:

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