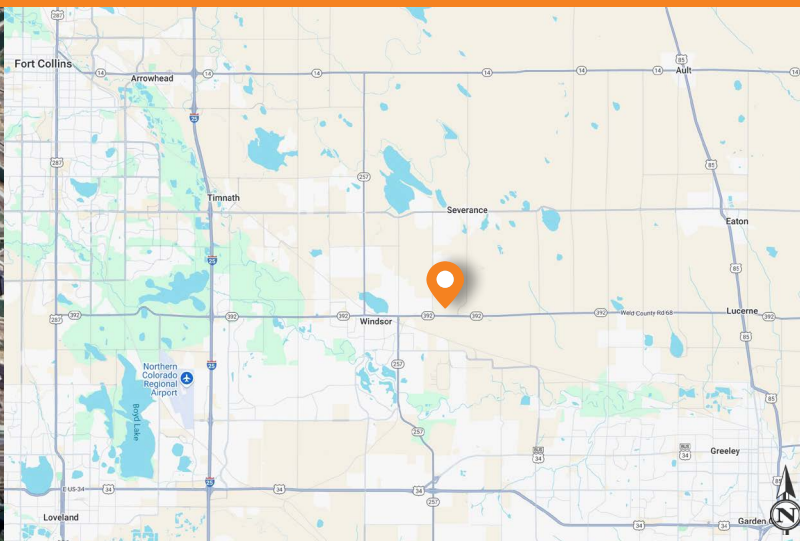


1075 GREENVILLE WAY

WINDSOR, CO



AVAILABLE

5.019 Acres

PROPERTY HIGHLIGHTS

- Approximately 5.019 acres available for sale off County Road 21.
- Development ready site with plans fully approved through the town of Windsor.
- Located within close proximity to the new proposed King Soopers on the NEC of Hwy 257 and Main Street.
- General Commercial Zoning.
- Fully Developed and completed approval process for a 17 unit 'flex' space concept.

NEARBY RETAILERS



SAFEWAY



TRAFFIC COUNTS

On County Rd 21 north of County Rd 68 5,519 CPD

On County Rd 68 west of County Rd 21 12,470 CPD

On County Rd 68 east of County Rd 21 10,766 CPD

Source: CDOT 2025

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	27,902	51,556	90,989
AVERAGE HH INCOME	\$133,913	\$157,415	\$162,503
BUSINESSES	1,140	1,577	3,079
EMPLOYEES	7,355	10,163	20,664

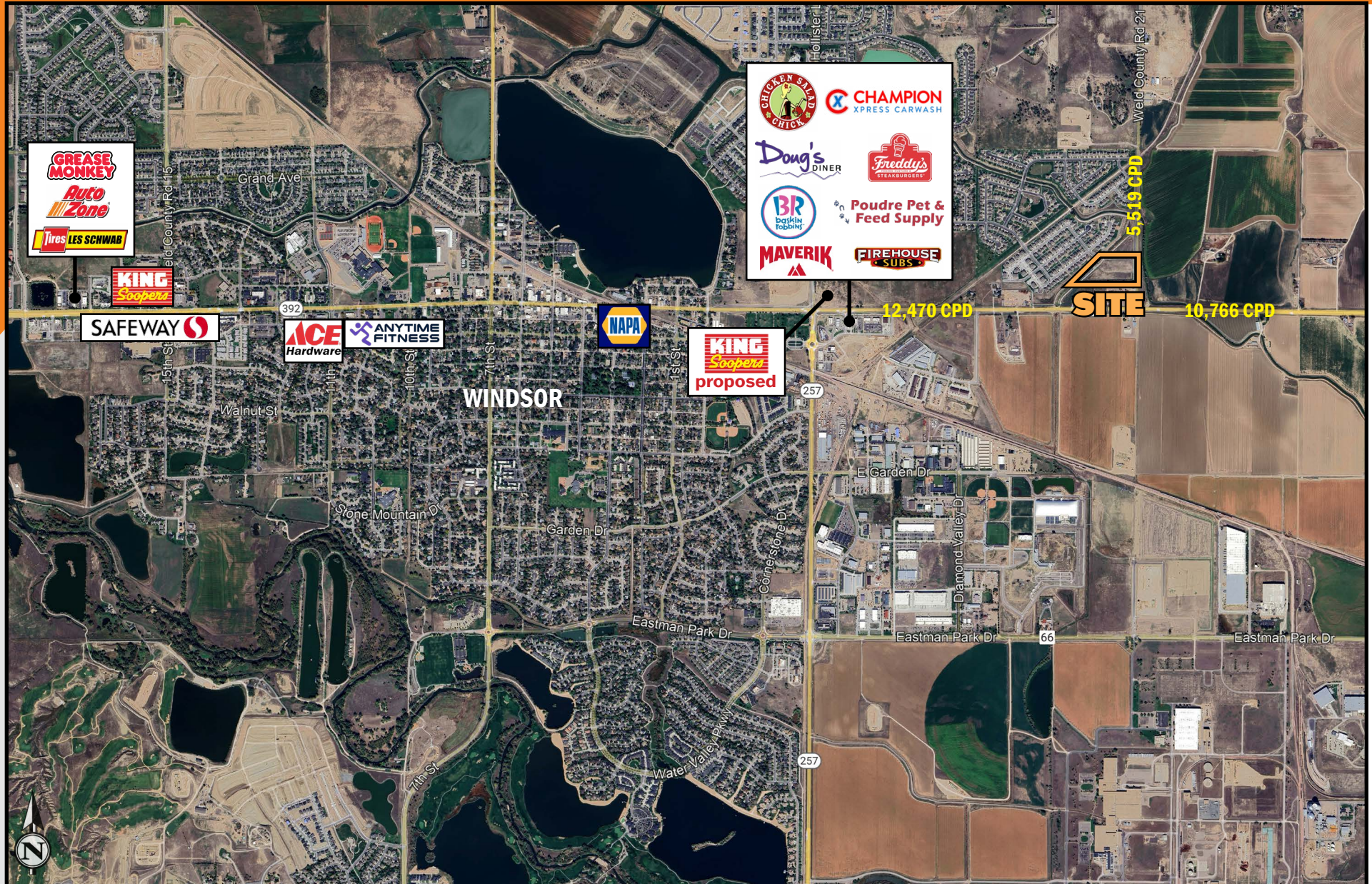
Source: Applied Geographic Solutions, 2025 Estimates

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WINDSOR, CO

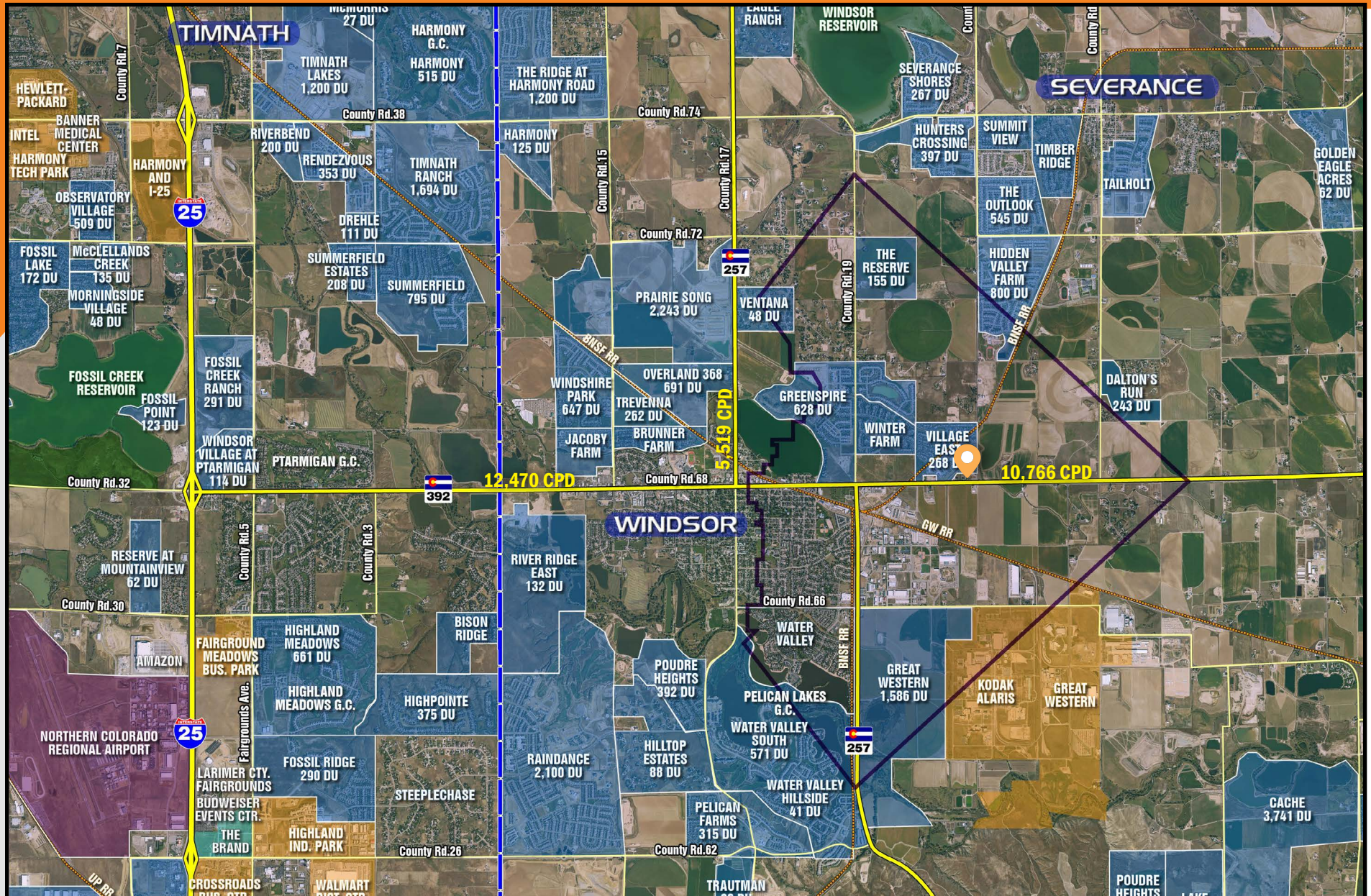
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