

WINDSOR EAST POINT

455 & 475 EAST MAIN STREET, WINDSOR, COLORADO 80550







8,500 SF RETAIL SPACE AVAILABLE

Lease Rate: \$32.00 - \$34.00/SF NNN (Core & Shell Delivery) | Delivery Q1 2023

DIVISIBLE TO 1,000 SF

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 Tayen.

PROPERTY HIGHLIGHTS

- 10,000 Total building square footage
- Multiple conceptual drive-thru opportunities
- 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



DOWNTOWN WINDSOR PROPOSED RETAIL OPPORTUNITY



5,000 SF 3,5	3,500 SF				
	3,500 SF	Demographics		С	oStar, 2021
			1 Mile	3 Miles	5 Miles
		2021 Population	4,603	23,264	44,352
85 Parking Spots		2026 Population	5,186	26,604	51,084
		Daytime Population	2,559	9,741	12,672
		2021 Household	1,732	8,560	16,544
		2026 Household	1,943	9,781	19,047
		Avg. Household Income	\$108,967	\$116,719	\$129,940
		Traffic Counts		CoSta	ar, 2021

Traffic Counts	CoStar, 2021		
Intersection	Vehicles Per Day		
Highway 392	13,695		
Highway 257	9,541		

For more information, please contact:

AKI PALMER Executive Director

+1 970 267 7727 aki.palmer@cushwake.com

COLE VANMEVEREN Senior Associate

+1 970 219 3802 cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

cushmanwakefield.com

© 2022 Cushman & Wakefield, All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.