

# WINDSOR EAST POINT

455 &amp; 475 EAST MAIN STREET, WINDSOR, COLORADO 80550



CONCEPTUAL RENDERING



## 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

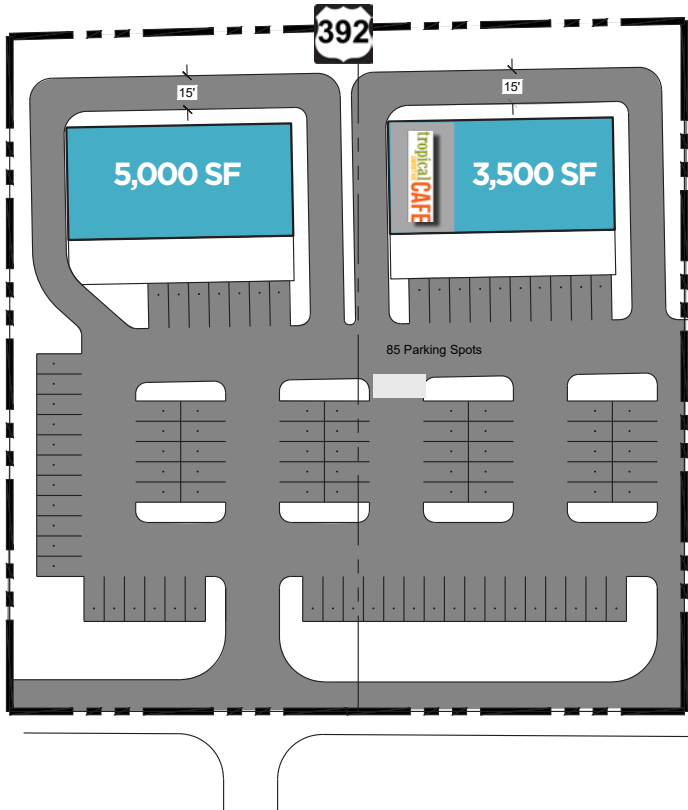
Located in the heart of the rapidly growing Windsor area, Windsor East Point offers an exciting new retail development opportunity. With easy and quick access to Highway 392 and Highway 257, this property is surrounded by established retail, restaurants and recreation amenities. Nearby businesses and 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 Tavern.

### 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



**CONCEPTUAL SITE PLAN**



**Demographics** CoStar, 2021

	1 Mile	3 Miles	5 Miles
2021 Population	4,603	23,264	44,352
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** CoStar, 2021

Intersection	Vehicles Per Day
Highway 392	13,695
Highway 257	9,541

For more information, please contact:

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