

# RETAIL PROPERTY FOR LEASE

## WINDCHIME SHOPPING CENTER

401-493 WINDCHIME PLACE,  
COLORADO SPRINGS, CO 80919



### OFFERING SUMMARY

Available Sq Ft.:	1,550 - 3,600 SF
Retail Lease Rate:	\$8.00 SF/YR, NNN
NNN:	\$4.45/sq. ft./yr.
Building Size	65,000 SF

### PROPERTY HIGHLIGHTS

- Retail Center with walk-out lower level spaces.
- Located near Woodmen and I-25.

### EXECUTIVE OFFICE SUITES

Suite 302, 132 SF	\$365/MO, Gross
Suite 303, 163 SF	\$370/MO, Gross
Suite 305, 153 SF	\$385/MO, Gross
Suite 313, 125 SF	\$330/MO, Gross

### AVAILABLE RETAIL SPACES

SPACE	LEASE RATE	SIZE (SF)
439 Retail-Upper Level	\$10.00 SF/yr	3,600 SF
427 Lower Level Walkout	\$8.00 SF/yr	2,500 SF
463 - Retail Finish - Lower Level Walkout	\$8.00 SF/yr	1,550 SF



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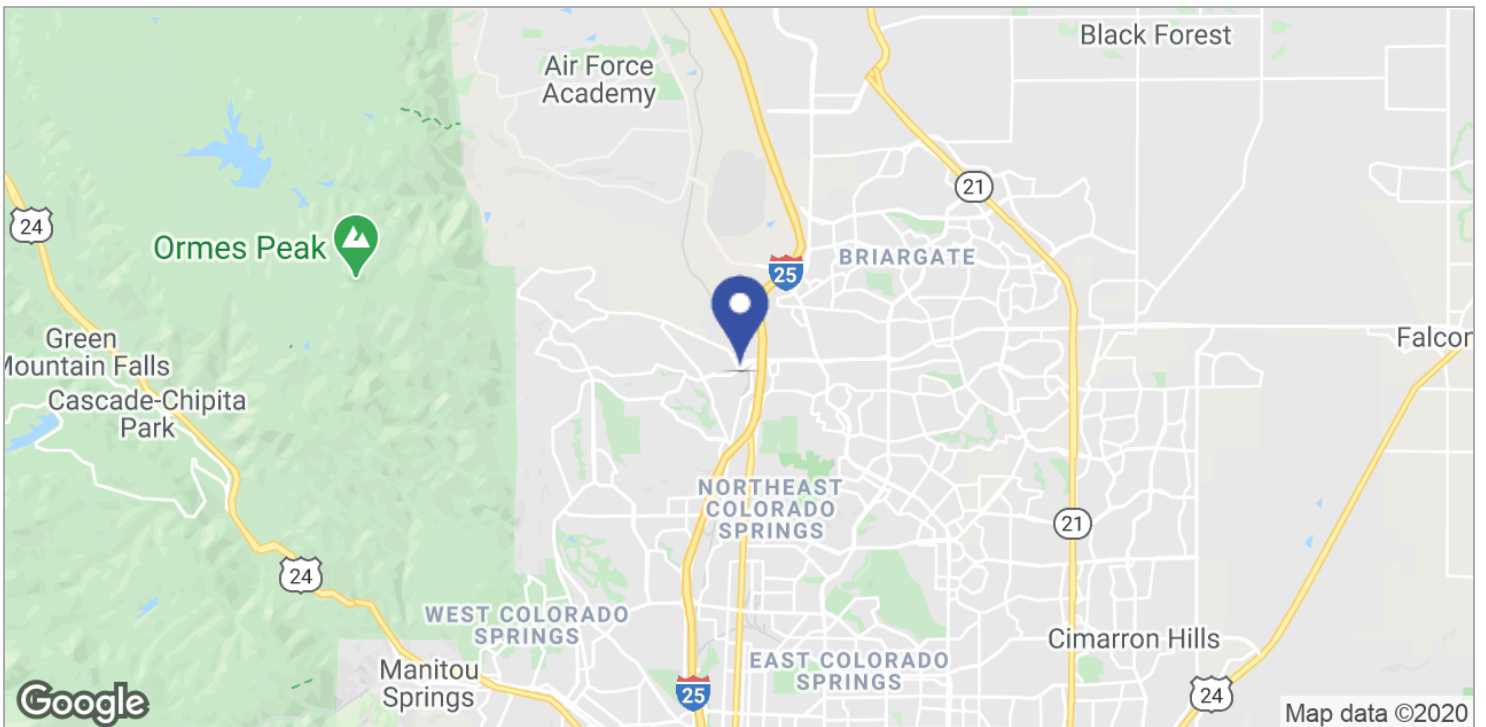
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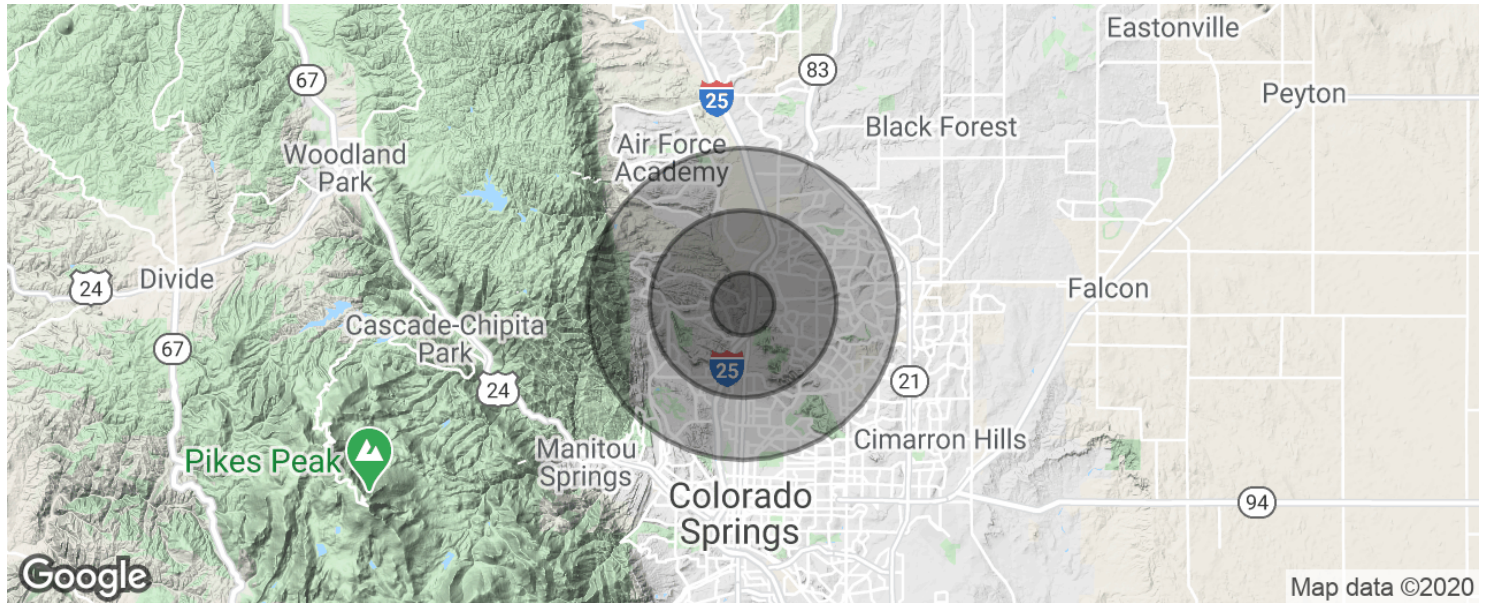
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,998	56,380	167,188
Median age	43.1	38.0	37.7
Median age (Male)	41.9	36.8	36.4
Median age (Female)	44.6	39.3	39.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,090	22,344	66,626
# of persons per HH	2.4	2.5	2.5
Average HH income	\$95,762	\$82,474	\$78,279
Average house value	\$401,239	\$336,601	\$307,596

\* Demographic data derived from 2010 US Census



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