



FOR LEASE—RETAIL

1290 MAIN STREET
WINDSOR, CO 80550



Prime location with visibility on Main Street/HWY 392 corridor. Established commercial plaza with both long standing and new businesses. Flexible zoning allows for a variety of different business types. Great open floor space with private office, storage room, and restrooms. Centrally located in rapidly growing Windsor, CO with direct access to I-25 and HWY 85. Call for tour.

- \$18/SF + NNN
- Operating Expenses \$7.38/SF
- 4,889 SF
- Abundant Parking
- Great Exposure
- 18,862+ VPD (2022)



Re/Max Commercial Alliance
125 S Howes St. Suite 120
Fort Collins, CO 80521

For Leasing Information Contact:

Nick Whitworth
Broker
970.222.3010
Nickw@remax.net

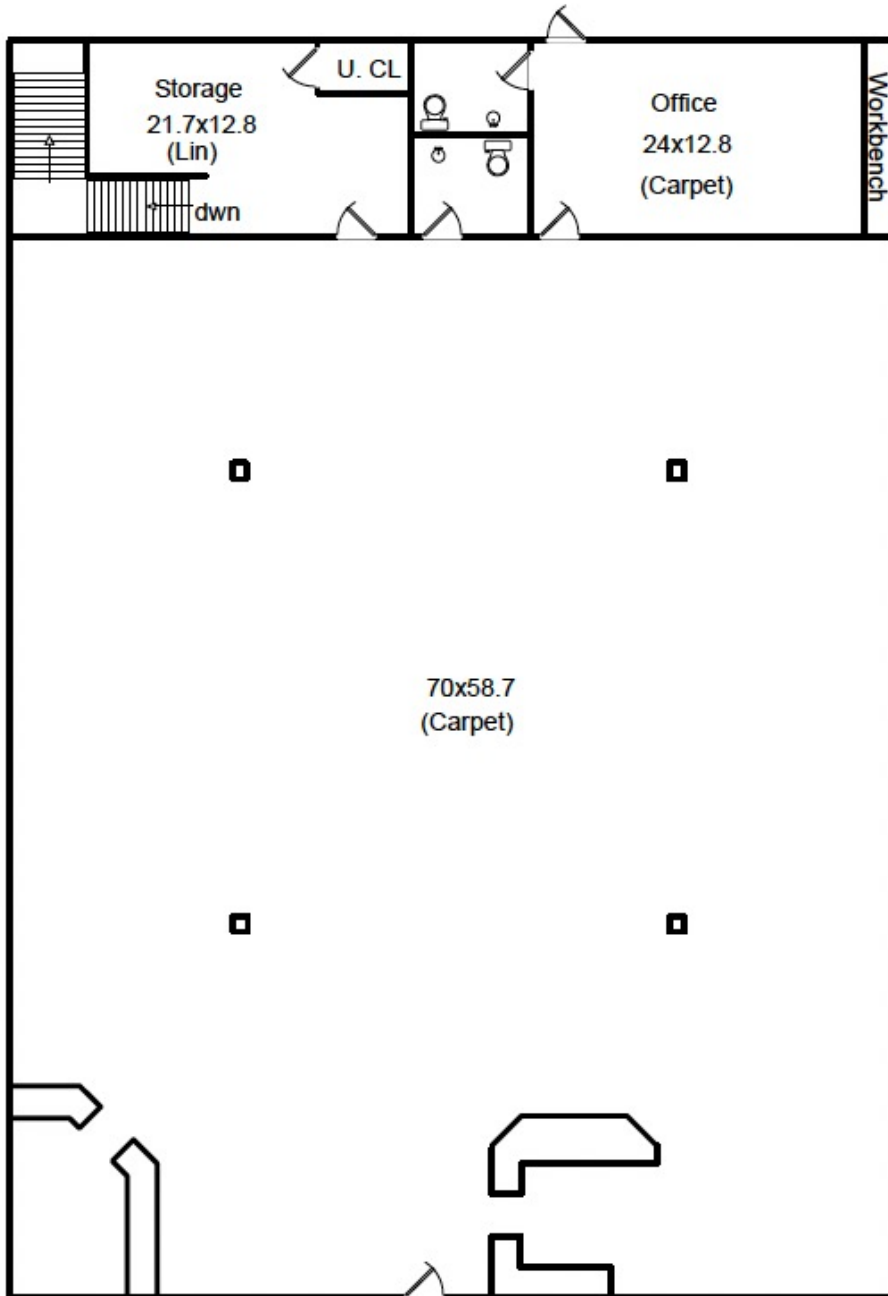
Brice Burkhardt
Broker
970.222.0811
Briceb@remax.net



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MAIN STREET PLAZA

FLOOR PLAN



First Floor
4889.7 sf

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MAIN STREET PLAZA

DEMOGRAPHICS

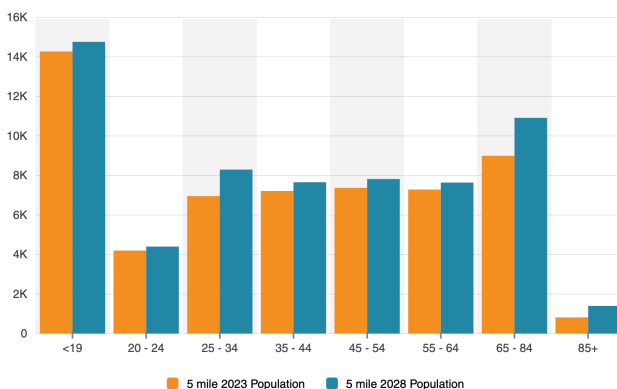
Population

	2 mile	5 mile	10 mile
2010 Population	12,629	26,475	178,869
2023 Population	14,434	57,121	254,131
2028 Population Projection	15,163	62,892	268,289
Annual Growth 2010-2023	1.1%	8.9%	3.2%
Annual Growth 2023-2028	1.0%	2.0%	1.1%
Median Age	37.5	39.4	38.2

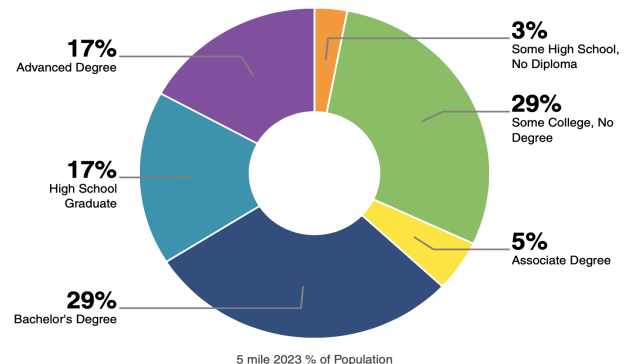
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$116,110	\$133,390	\$111,573
Median Household Income	\$99,740	\$118,271	\$91,026

Population By Age



Educational Attainment

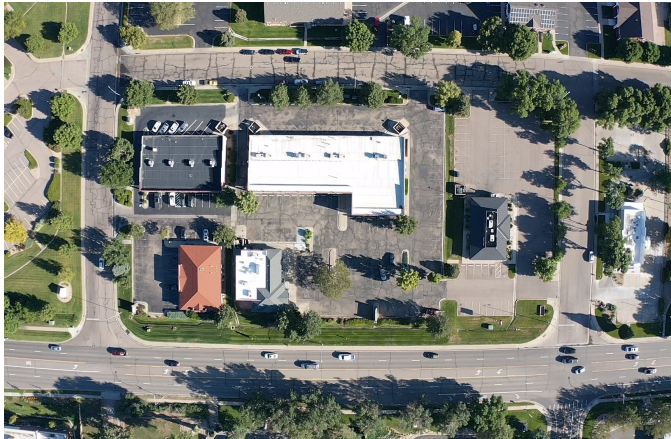




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MAIN STREET PLAZA

PHOTOS



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