

WINDSOR TOWN CENTER SUITE D

1039 MAIN STREET
WINDSOR, COLORADO 80550



AVAILABILITIES

Suite	SF Available	Lease Rate	Est. NNN Expenses	Timing
Suite D	2,886 SF	\$14.50/SF NNN	\$8.96/SF	Sublease thru 12/31/2030

Discover exceptional retail and office spaces available for lease in this prime location. Suite D boasts 2,886 square feet, including 2 restrooms, a sink and counter, and plenty of windows. Whether you're looking for a retail storefront or an office space, 1039 Main Street has it all.

PROPERTY FEATURES

- Available Size** Suite D: 2,886 SF
- Building Type** Office / Retail
- Parking** 35 Surface Parking Spaces
- Year Built** 1974

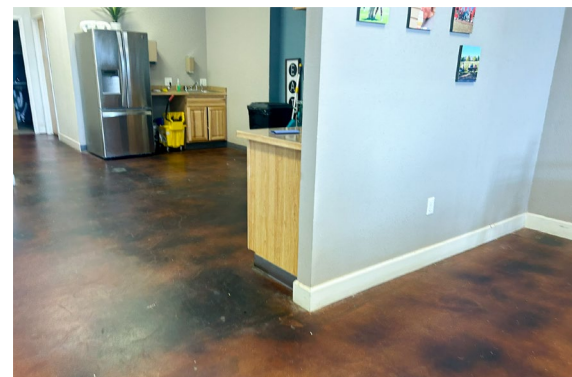
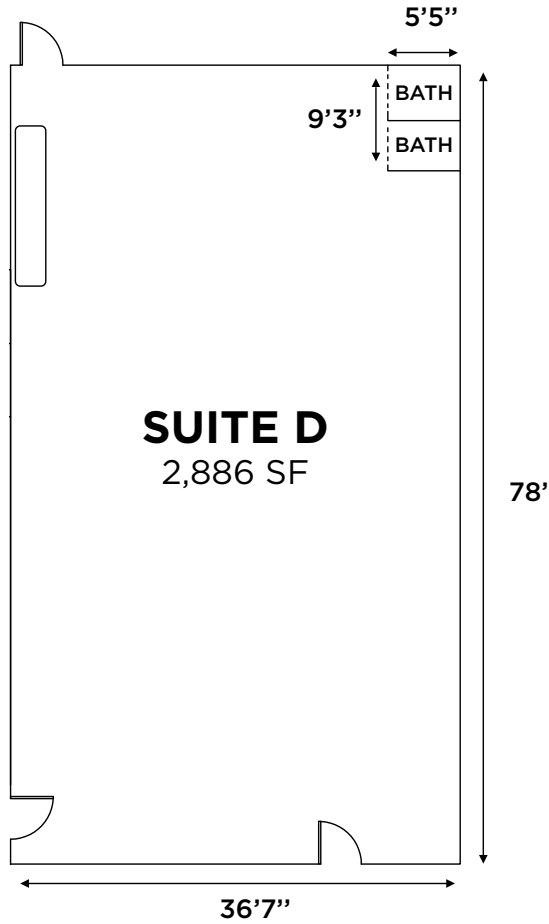
PROPERTY HIGHLIGHTS

- Traffic counts on Hwy 392: ±19,964 VPD
- Suite D features 2 restrooms and lots of windows

WINDSOR TOWN CENTER SUITE D

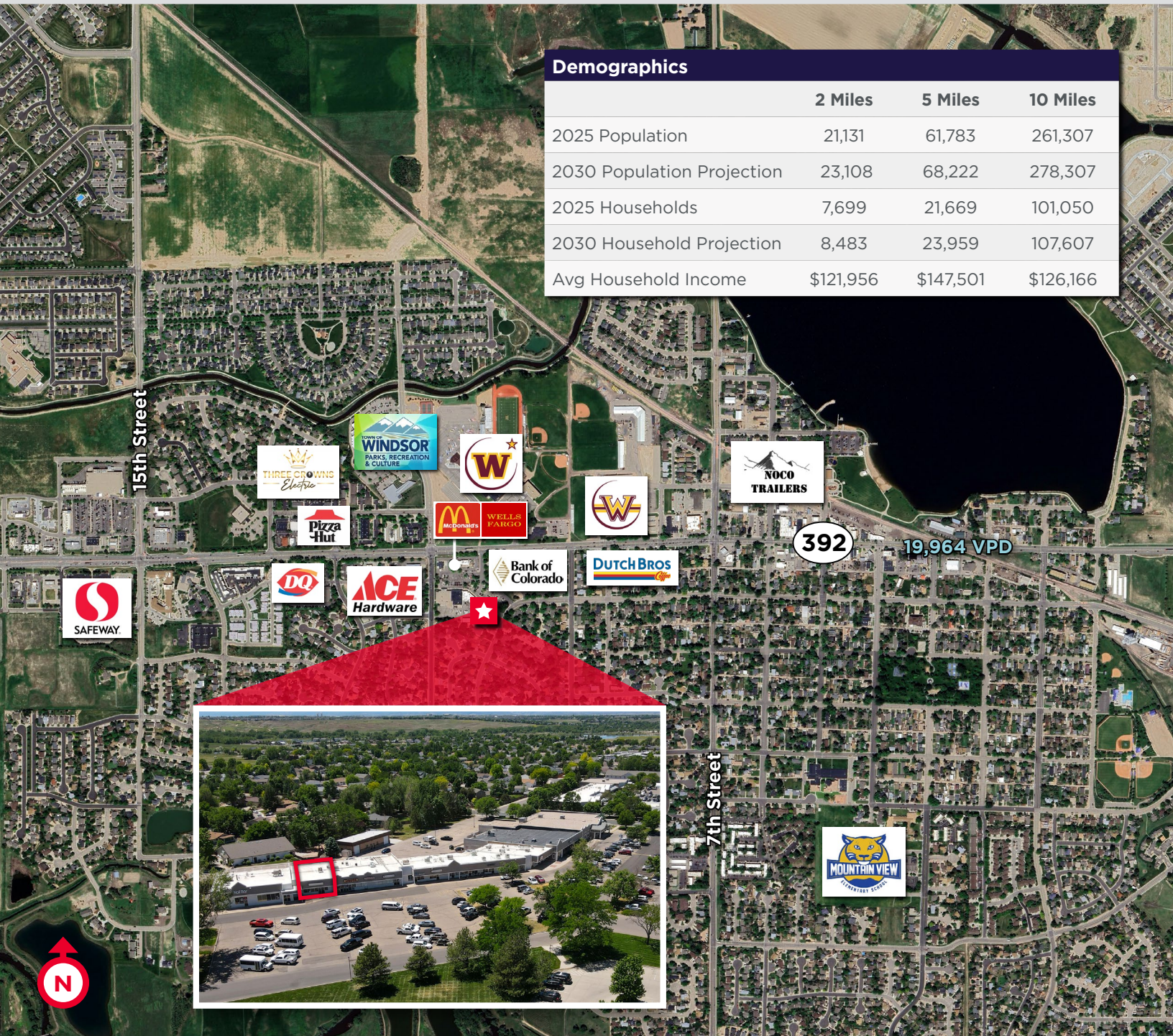
1039 MAIN STREET
WINDSOR, COLORADO 80550

FLOOR PLAN



WINDSOR TOWN CENTER SUITE D

1039 MAIN STREET
WINDSOR, COLORADO 80550



Demographics			
	2 Miles	5 Miles	10 Miles
2025 Population	21,131	61,783	261,307
2030 Population Projection	23,108	68,222	278,307
2025 Households	7,699	21,669	101,050
2030 Household Projection	8,483	23,959	107,607
Avg Household Income	\$121,956	\$147,501	\$126,166

For more information, please contact:

AKI PALMER
Executive Director
+1 970 267 7727
aki.palmer@cushwake.com

COLE VANMEVEREN
Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

JARED GOODMAN, CCIM, SIOR
Managing Director
+1 970 690 4227
aki.palmer@cushwake.com

ANNE SPRY
Senior Associate
+1 970 690 0167
anne.spry@cushwake.com

772 Whalers Way, Suite 200 | Fort Collins, Colorado 80525 | T +1 970 776 3900 | cushmanwakefield.com