

# RETAIL/OFFICE SPACE FOR LEASE

## WINDCHIME SHOPPING CENTER

401-493 WINDCHIME PLACE,  
COLORADO SPRINGS, CO 80919



### OFFERING SUMMARY

Available Sq Ft.: 2,500 SF  
Retail Lease Rate: \$10.00 SF/YR, NNN  
2021 NNN: \$5.28/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 313, 125 SF \$330/MO, Gross

### SPACE DESCRIPTION

Upper Level  
Very nice office finish, several large offices

### AVAILABLE RETAIL/OFFICE SPACE

SPACE	LEASE RATE	SIZE (SF)
427 Lower Level Walkout	\$10.00 SF/yr	2,500 SF
497 - Lower Level Walkout	\$10.00 SF/yr	2,500 SF



Jay Carlson

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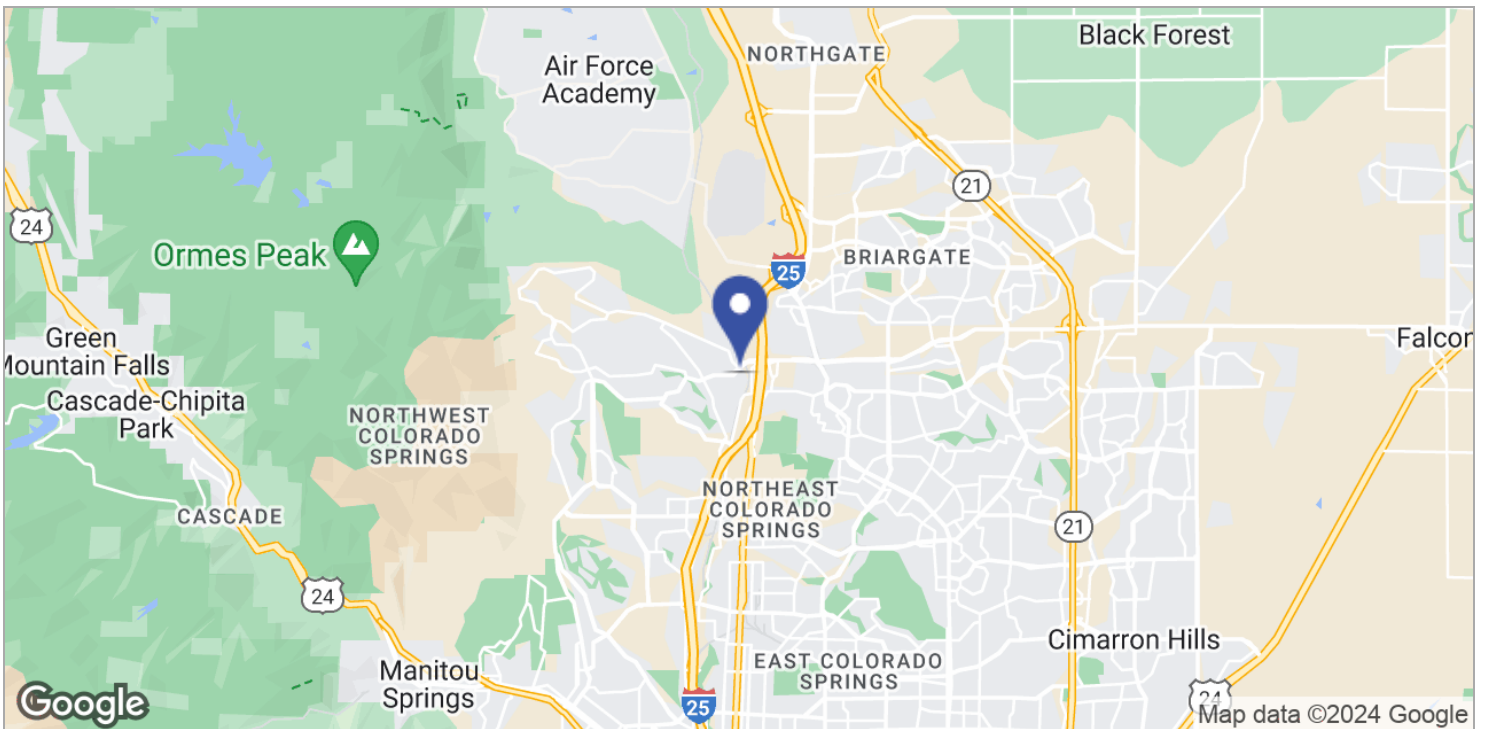
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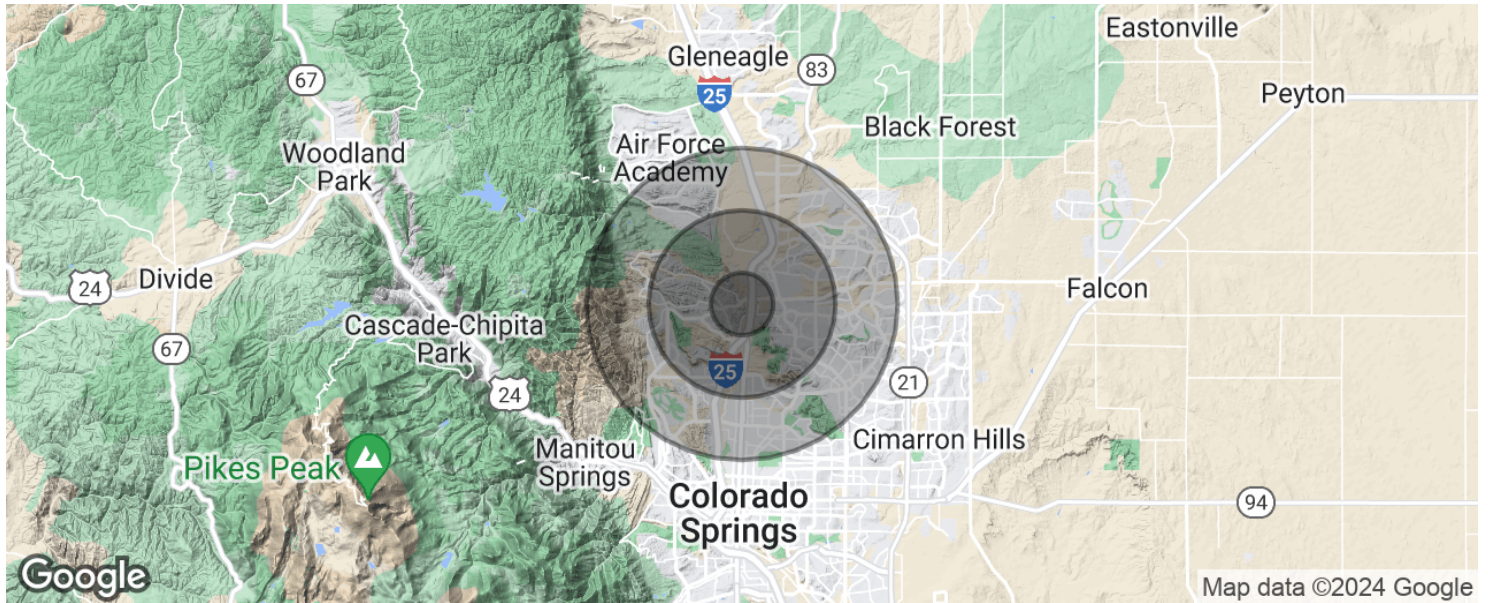
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### POPULATION

#### 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 2020 ACS - US Census



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