

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$6.00 - 14.00 SF/yr (NNN)
Building Size:	162,133 SF
Available SF:	3,072 - 3,960 SF
Lot Size:	14.9 Acres
Zoning:	C-3

PROPERTY OVERVIEW

Windsor Hills is a locally owned center that has predominant visibility from NW 23rd St. The center has easy access for patrons and ample amounts of parking. Co tenants include Crest Supermarket, DD's Discount, Dollar Tree, Goodwill, T Mobile, and Beauty World.

PROPERTY HIGHLIGHTS

- Service Oriented Co Tenants
- Great Visibility
- Flexible Space Sizes
- Ample Parking

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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4620 NW 23rd St	Available	3,687 SF	NNN	\$10.00 SF/yr	Suite 4620
4617 NW 23rd St	Available	3,960 SF	NNN	\$14.00 SF/yr	Suite 4617
4601 NW 23rd St	Available	3,072 SF	NNN	\$6.00 SF/yr	Suite 4601

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ADDITIONAL PHOTOS



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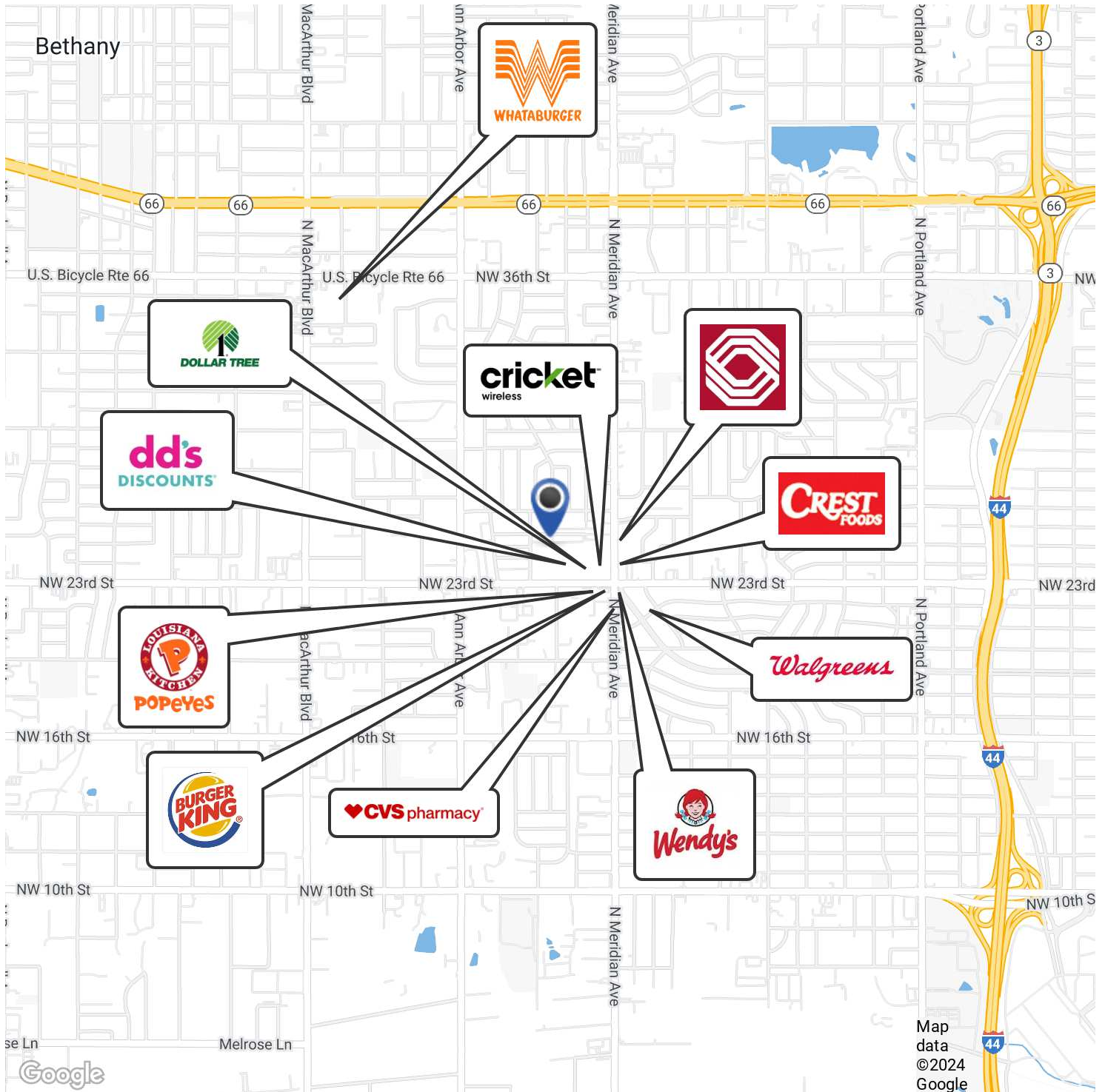
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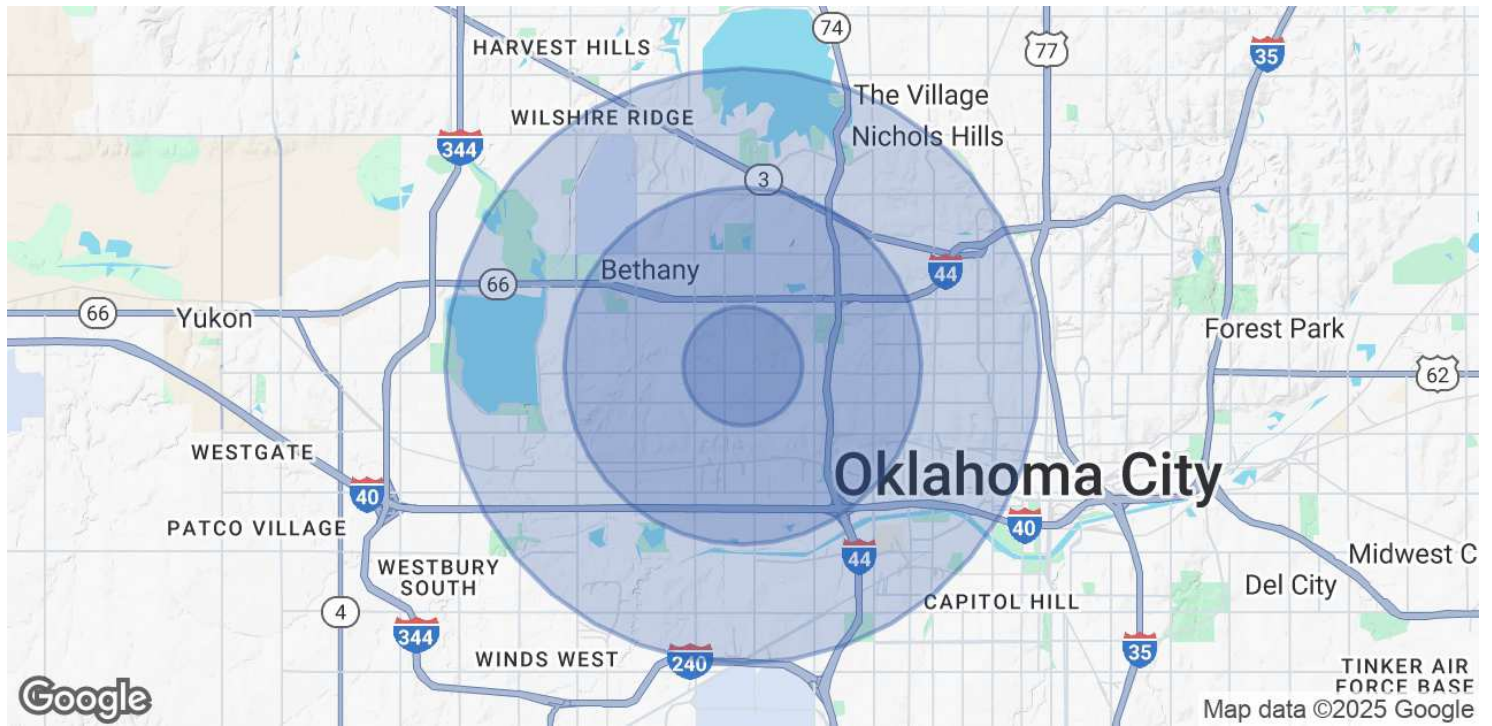
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,298	95,189	197,521
Average Age	31.2	34.1	34.5
Average Age (Male)	31.4	33.2	33.8
Average Age (Female)	32.3	34.7	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,857	43,274	90,297
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$50,544	\$49,885	\$59,934
Average House Value	\$119,458	\$115,230	\$146,157

* Demographic data derived from 2020 ACS - US Census

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