



RETAIL SPACE FOR LEASE

13375 Voyager Parkway, Colorado Springs, CO 80921



OVERVIEW

Now offering inline retail space available in the Northgate area of Colorado Springs. The center offers 2 X large monument signs, 4 points of access to the center, strong demographics, and a blank canvass for retail users looking to be in the northern part of Colorado Springs. The retail space also offers a grease trap, and a large area for patio seating. Located next to ACE Hardware, the retail space offers high visibility, ample parking, abundant signage, and is in the heart of the retail development in Northgate.

HIGHLIGHTS

- 1,000-2,380 RSF of Inline, Class A, Retail Space
- Strong Demography w/ High Visibility
- Located in the heart of Northgate
- \$25 in TI Allowance
- Grease trap
- Large exterior entrance great for patio seating



Available SF:
1,000-2,380 SF



Building Size:
12,600 SF



Lease Rate:
Negotiable



Lot Size:
1.1 Acres



Zoning:
PBC



Year Built:
2016

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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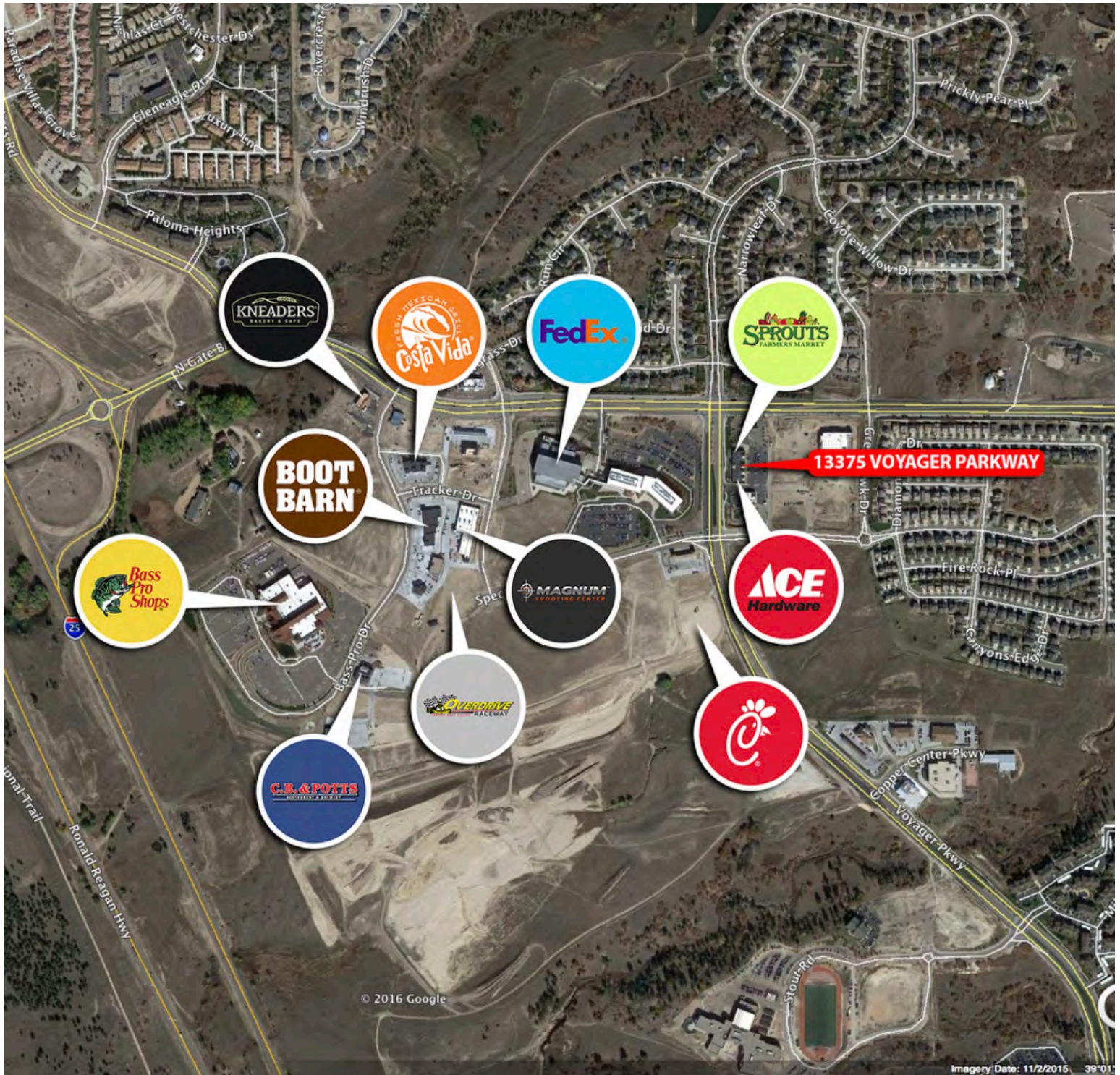
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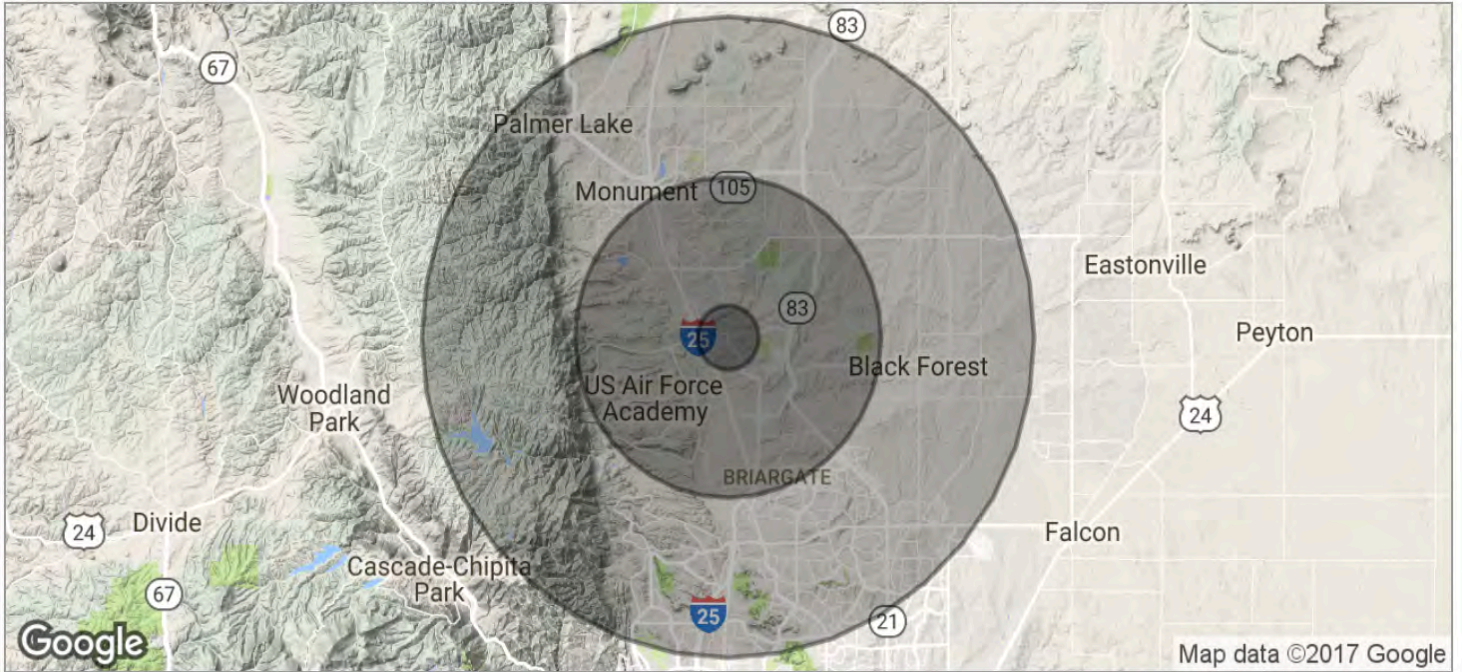
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,573	46,352	242,013
MEDIAN AGE	37.1	35.0	36.6
MEDIAN AGE (MALE)	36.3	34.1	35.6
MEDIAN AGE (FEMALE)	37.4	35.4	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,199	12,869	86,194
# OF PERSONS PER HH	3.0	3.6	2.8
AVERAGE HH INCOME	\$116,979	\$120,825	\$93,140
AVERAGE HOUSE VALUE	\$406,736	\$409,968	\$336,858

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