

Retail Space for Lease

5819-5883 PALMER PARK BOULEVARD, COLORADO SPRINGS, CO 80915

MOTIVATED LANDLORD!



Overview

Hoff & Leigh is excited to present a desirable retail center located at 5819-5883 Palmer Park Boulevard on the corner of N Powers Boulevard and Palmer Park Boulevard in Eastern Colorado Springs. Positioned in the same center as Powers Liquor Mart, Slingers Smokehouse and Saloon, Batch Slapped Brewery, Asian Cuisine, a tattoo shop, Cards and Comics, a salon, a donut shop and a vape/smoke shop. The tenant mix is suitable to help any retail business thrive. Come join this lively center in the growing market of Eastern Colorado Springs!

Suite 5849: This suite offers 2-4 offices with 2 personal restrooms and was most recently Ink 182 (screen printing and embroidery).

Suite 5865-69: This suite offers 1 conference/training room, a back room with 1-2 offices, 2 community bathrooms with showers and was most recently Safety Station. Come join this lively center in the growing market of Eastern Colorado Springs!

PLEASE DO NOT DISTURB TENANT! AVAILABLE 4/1/24.





For more information or to set up a private tour, please text/call
Jayme Wilson: (719) 722-8632 or Holly Trinidad: (719) 337-0999 today!

Suite:	Size:	Price:
5849 (Available 4/1/24)	3,600 SF	3,600 SF x \$15.00 SF/YR + \$7.00 CAM = \$6,600 / Month (+ Utilities)
5865-69 (Available 4/1/24)	10,500 SF	10,500 SF x \$20.00 SF/YR = \$17,500 / Month (All-In)

Highlights

- Ample Parking
- High Traffic Counts
- Active Center
- Monument Signage
- Facing Powers

Property Details

	Lease Rate \$15.00-\$20.00 SF/YR		Building Size 30,740 SF
	Space Available 3,600 -10,500 SF		Zoning CR CAD-O

Rev: February 27, 2024

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SUITE 5865-69



SUITE 5849



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Our Network Is Your Edge

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Holly Trinidad
C: 719.337.0999
O: 719.630.2277
Holly@HoffLeigh.com

Jayme Wilson
C: 719.722.8632
O: 719.630.2277
JWilson@HoffLeigh.com

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5819 Palmer Park Blvd, Colorado Springs, Colorado, 80915 2

DEMOGRAPHICS



98,753
Population



34.5
Median Age



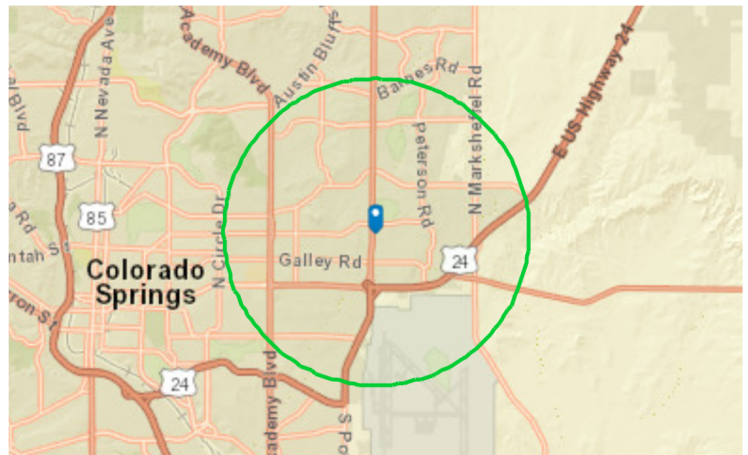
2.6
Average
Household Size



\$66,484
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
N Powers Blvd	50,000	0.1
Palmer PkBlvd	62,907	0.1
N Powers Blvd	8,332	0.1
Waynoka Rd	11,741	0.2
Omaha Blvd	62,171	0.2



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