

# B Street Shopettes

1605 - 1617 LASHELLE WAY, COLORADO SPRINGS, 80906







## Overview

Close to the military base! This retail center is visible from Academy Boulevard and just outside the Fort Carson Army Base gates. These retail spaces are perfect for a small to medium retail user. Current NNN rates are +/- \$4.55 PSF. Please call for more information and a private tour.

Unit:	Size:	Price:
1605	2,400 SF	\$12.00 - \$14.00 (+/- \$4.55 NNN)
1611	4,834 SF	\$12.00 - \$14.00 (+/- \$4.55 NNN)

## Property Details

-  **Lease Rate**  
\$12.00 - \$14.00 (+/- \$4.55 NNN)
-  **Space Available**  
2,400 - 4,834 SF
-  **Building Size**  
13,255 SF
-  **Zoning**  
CC

Rev: November 7, 2023

### 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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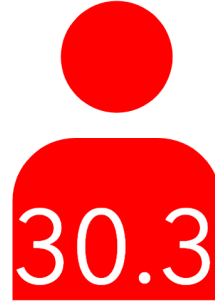
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1605 Lashelle Way, Colorado Springs, Colorado, 80906

## DEMOGRAPHICS



67,160  
Population



30.3  
Median Age



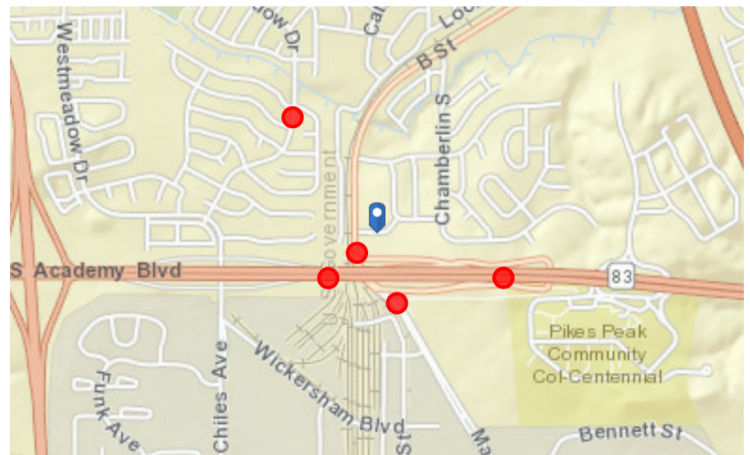
2.5  
Average  
Household Size



\$52,464  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Magrath Ave	6,416	0.1
Magrath Ave	32,010	0.2
S Academy Blvd	8,723	0.2
Magrath Ave	44,767	0.3
Canoe Creek Dr	1,122	0.4



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