

Retail Building for Lease

3970 N NEVADA AVENUE, COLORADO SPRINGS, CO 80907

LANDLORD READY TO RENOVATE!






Overview

In the heart of North Nevada redevelopment! This free standing 900 SF building is just south of University Village (Lowe's, Costco, Kohls to name a few) and the University of Colorado, Colorado Springs. The landlord will upgrade the exterior of the building and will provide a copy of the outside improvements for the tenant to approve the design. Potential rendering of building on flyer. Great location for coffee shop, salon, drive through restaurant or small retail. Initially the building was built as a drive-in with drive through capabilities. Large monument sign on site. Please call for more information on additional site improvements and to set up a private tour.

Highlights

- High Visibility and Traffic Volume
- Near UCCS and University Village Shopping Center
- Monument Signage
- Drive Through Available
- Great Parking
- Landlord Ready to Renovate

Property Details

-  **Lease Rate**
Contact Broker
-  **Space Available**
900 SF
-  **Zoning**
Retail

Rev: June 20, 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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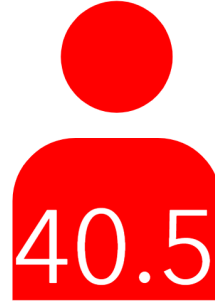
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DEMOGRAPHICS



79,585
Population



40.5
Median Age



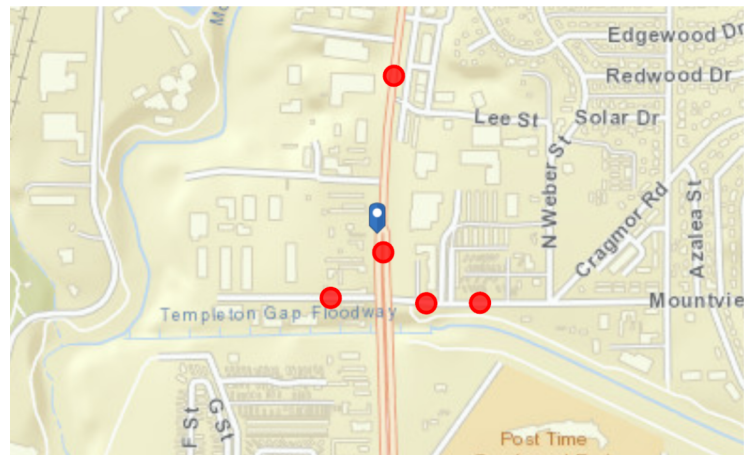
2.2
Average
Household Size



\$56,954
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Mount View Ln	31,037	0.0
N Nevada Ave	4,367	0.1
High Country Rd	7,612	0.1
High Country Rd	3,000	0.2
Nevada Mesa Vw	31,940	0.2



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