

# Retail & Warehouse Space for Lease

1520 - 1534 N CIRCLE DRIVE, COLORADO SPRINGS, CO 80909



## Overview

Now available for lease! This high visibility retail center sits on the corner of Circle Drive and Palmer Park Boulevard. This property offers ample parking, monument signage and high traffic counts. There is one retail suite and two warehouse units currently available. Don't miss your opportunity to be a part of this one-of-kind retail center. Please contact Jayme Wilson or Chris Myers for more information or to set up a private tour today!

Suite #:	Available Space:	Lease Rate:
1524 1/2 Basement LL	1,600 SF	\$1,400 / Month (+ Utilities)
1526 1/2 Basement LL	2,100 SF	\$2,000 / Month (+ Utilities)
1528	650 SF	\$700 / Month (+ Utilities)

## Highlights

- Ample Parking
- High Traffic Counts
- Building & Monument Signage Available
- Corner of Circle Dr and Palmer Park Blvd

## Property Details



### Lease Rate

\$700 - \$2,000 / Month (+ Utilities)



### Space Available

650 - 2,100 SF



### Building Size

10,000 SF



### Lot Size

0.48 Acres



### Zoning

PBC

Rev: January 18, 2024

### 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.

### Jayme Wilson

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### Chris Myers

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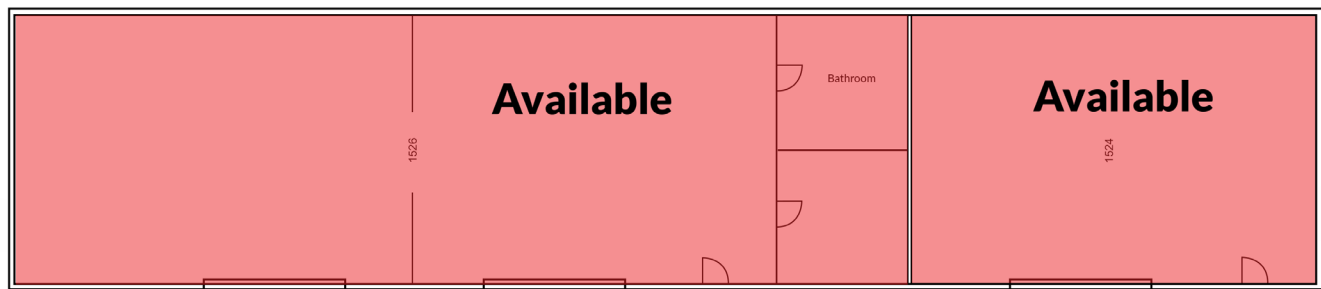
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Circle Drive



Rear Lower Level



Alley

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1520 N Circle Dr, Colorado Springs, Colorado, 80909

## DEMOGRAPHICS



124,814  
Population



37.5  
Median Age



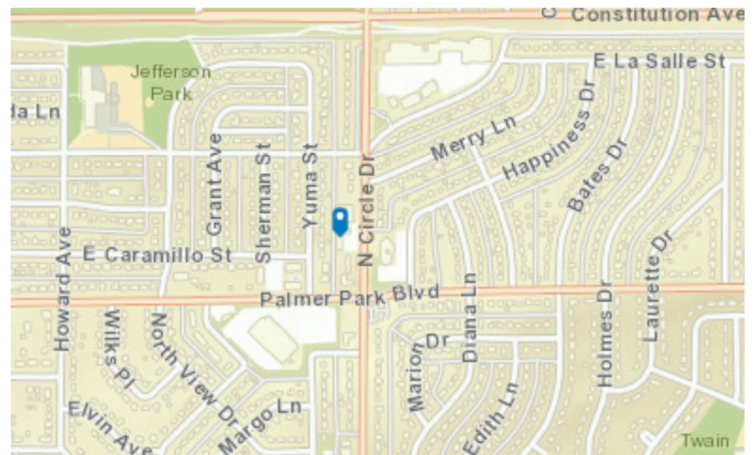
2.3  
Average  
Household Size



\$54,343  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Palmer PkBlvd	25,014	0.0
Yuma St	10,386	0.1
Merry Ln	23,000	0.1
Happiness Dr	10,211	0.1
N Cir Dr	449	0.1



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