Freestanding Retail Building For Lease

1106 N CIRCLE DR, COLORADO SPRINGS, COLORADO 80909

Overview

1106 N Circle Drive presents a rare opportunity to lease a freestanding retail building positioned along one of Colorado Springs' high-traffic arterial corridors. With strong daily vehicle counts and excellent street visibility, this property offers an ideal setup for operators seeking efficient service models and high exposure.

The site features front ingress and egress, dedicated parking, and a convenient drive-up service window—making it particularly well suited for beverage concepts, dessert pickup operations, specialty drink concepts, boutique artisan delis, grab-and-go food service, or other quick-service retail users.

Recent capital improvements include a new roof and HVAC system, significantly reducing immediate capital expenditure concerns for incoming tenants. The building is equipped with existing commercial refrigeration and supporting utility infrastructure, allowing for a streamlined transition for qualified operators.

Ownership is seeking experienced, financially qualified tenants with proven business backgrounds. Personal guarantees and financial prequalification are required prior to scheduling property tours.

While the property maintains an active liquor and tavern license, this location will no longer accommodate bar, tavern, nightclub, or alcohol-primary uses.

This is an excellent opportunity for established operators looking for strong traffic counts, standalone identity, and operational efficiency in a highly visible retail location.

Highlights

- Freestanding small-format retail building

Click Here for Virtual Tour

Property Details

Reduced Lease Rate

- ~~$22.00 SF/YR (NNN)~~
  $17.12 SF/YR ($10.50 NNN)

Lot Size

- 0.21 Acres

Space Available

- 1,761 SF

Zoning

- MX-M

Rev: October 13, 2026

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.

Guy Cox
C: 719.357.7494
O: 719.630.2277
GCox@HoffLeigh.com

Steve Leigh
C: 719.338.4470
O: 719.630.2277
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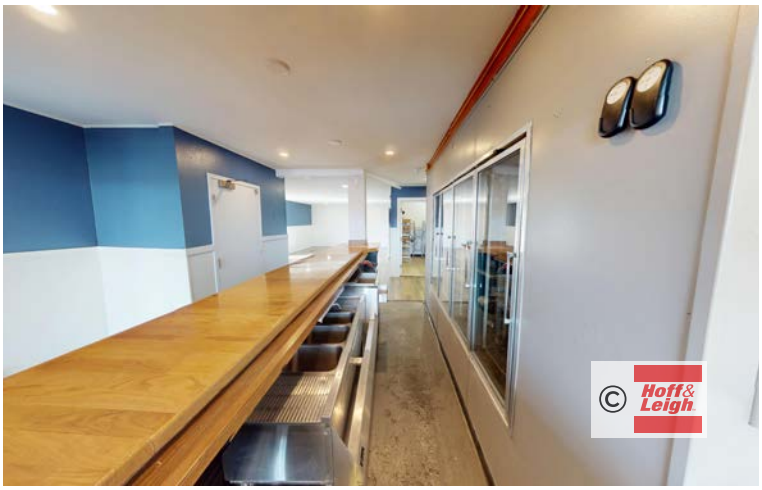

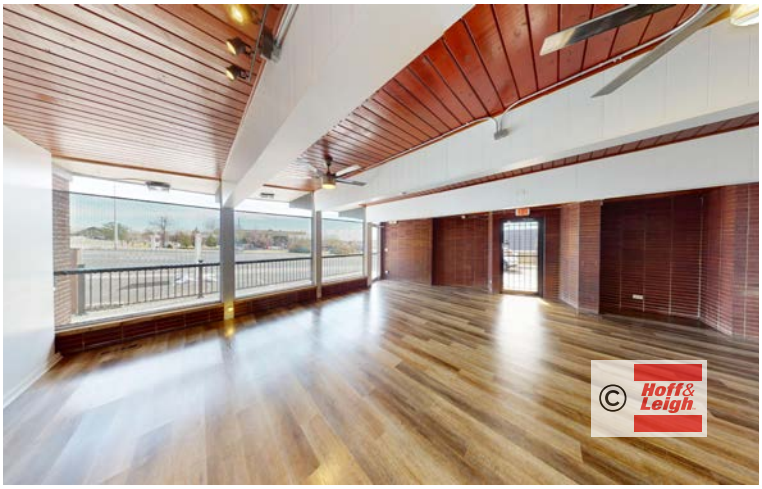

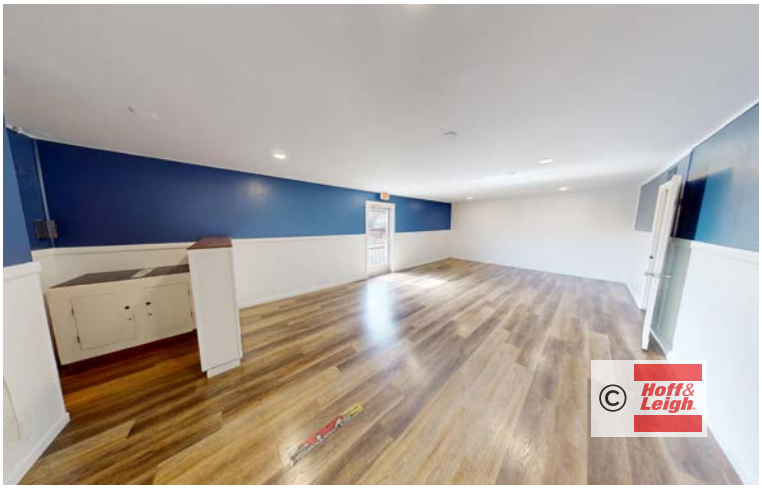

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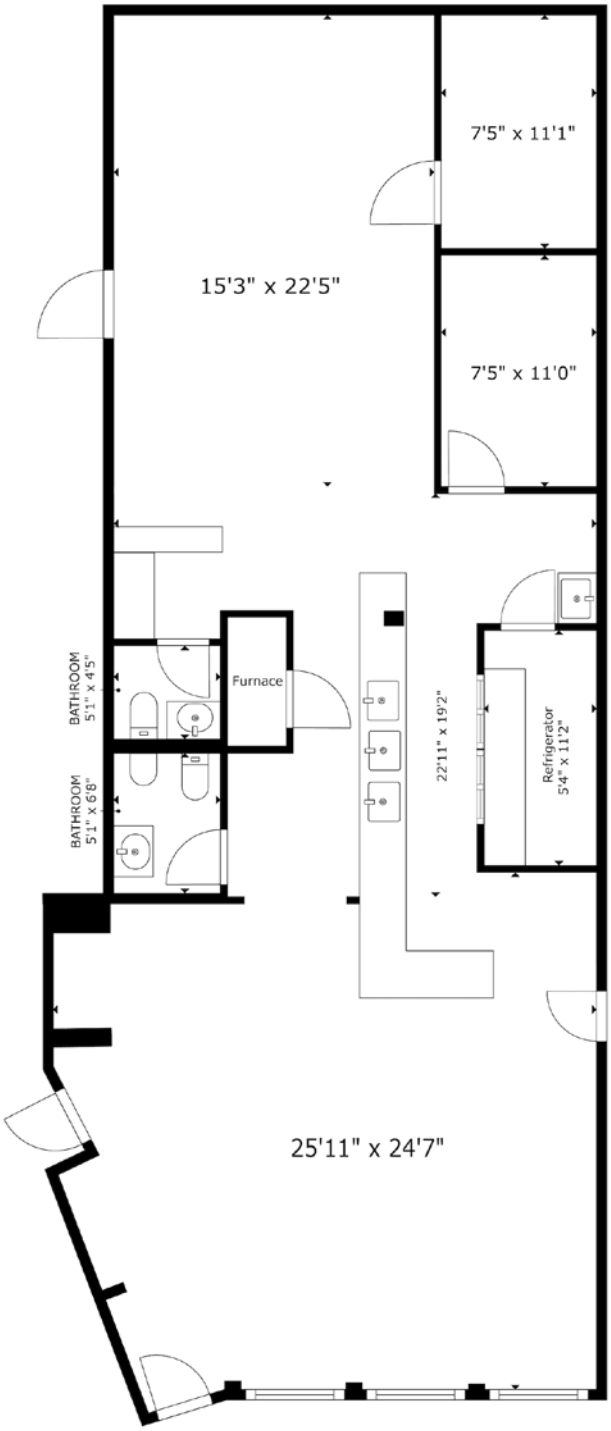

FLOOR PLAN

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DEMOGRAPHICS

121,488
Population

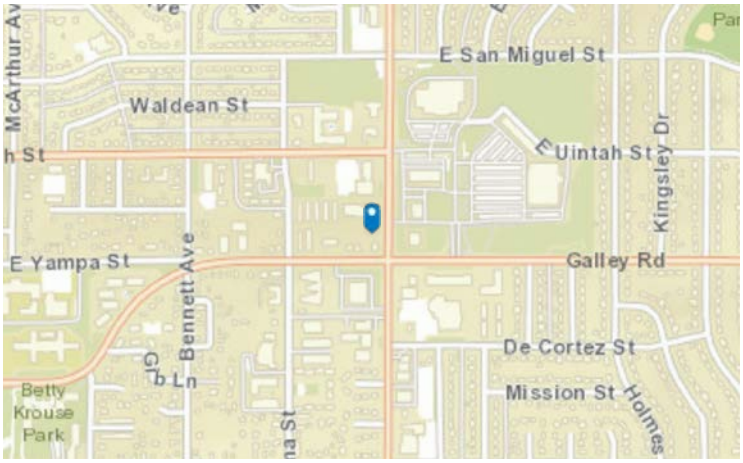
36.4
Median Age

2.3
Average Household Size

$65,428
Median Household Income

TRAFFIC COUNT

Nearest Cross Steet	VPD	Distance (mi)
E Uintah St	30,773	0.0
Galley Rd	5,700	0.0
de Cortez St	26,437	0.1
Yuma St	5,468	0.1
Yuma St	6,559	0.1



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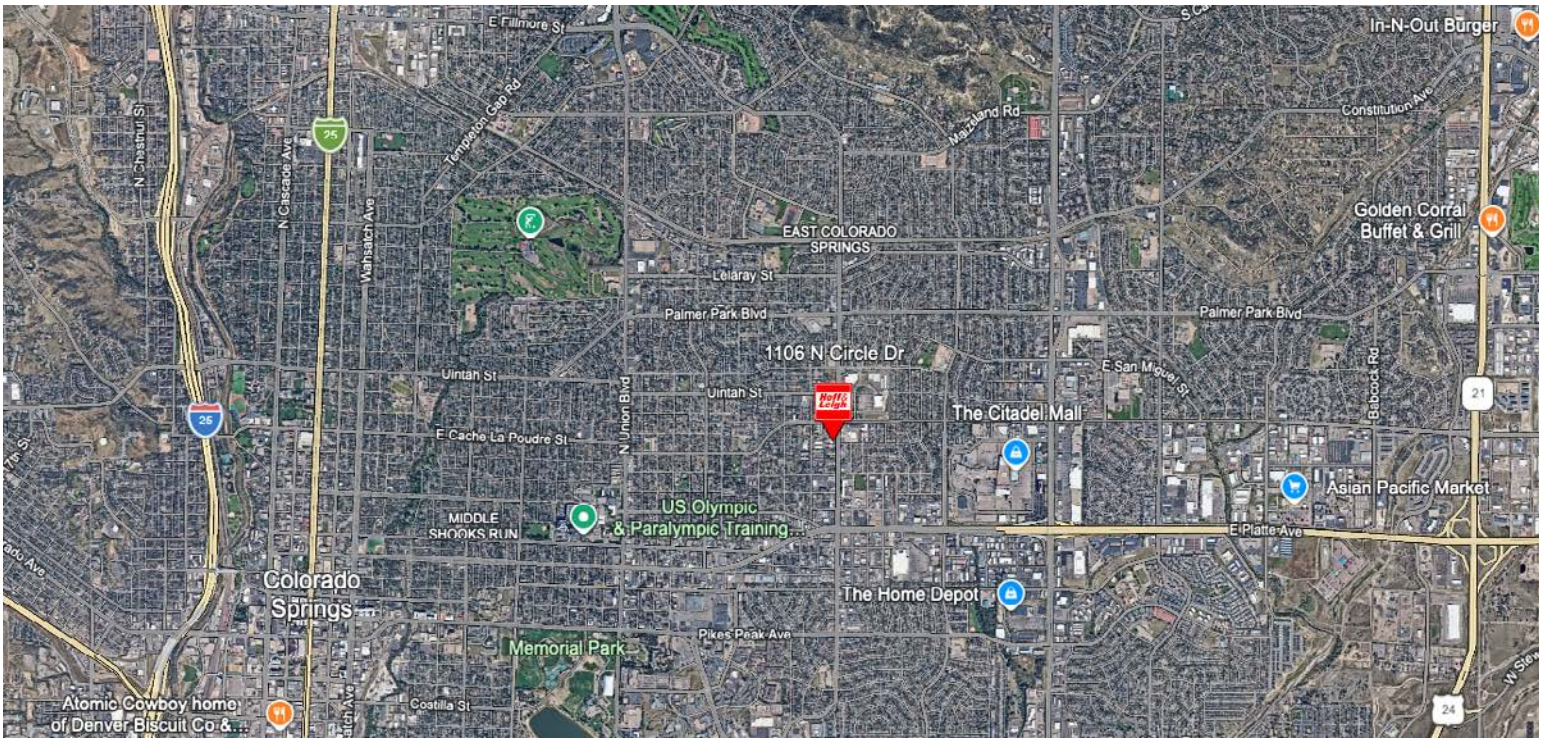

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