

ASTROZON & CHELTON

2505 South Chelton Road, Colorado Springs, CO 80916



RETAIL SPACE

ONLY ONE SPACE AVAILABLE

This neighborhood shopping plaza is located on the corner of Astrozon Boulevard and Chelton Road, both direct routes between South Academy Boulevard and South Powers Boulevard. These two major thoroughfares offer easy access to Colorado Springs Airport to the east and Fort Carson to the south.

- 2,400 SF end cap unit available
- \$9.00/SF lease rate
- \$3.00/SF NNN est.

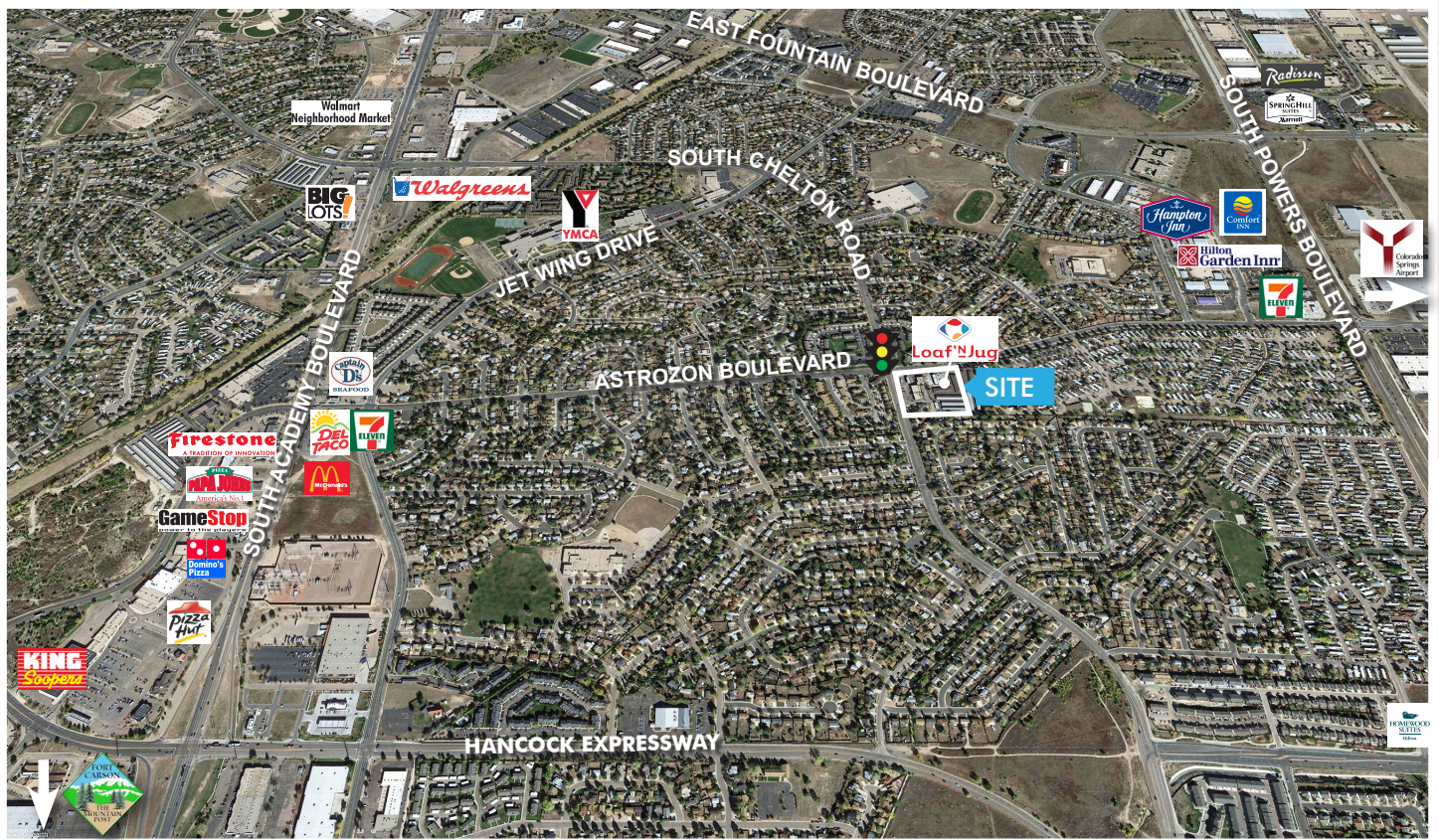
2020 ESTIMATED DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|--------------------------|----------|----------|----------|
| Population | 17,504 | 89,256 | 209,331 |
| Average Household Income | \$59,607 | \$58,291 | \$62,573 |
| Households | 6,036 | 32,154 | 80,320 |

TRAFFIC COUNTS

| | |
|--|------------|
| South Powers Boulevard at Astrozon Boulevard | 35,904 VPD |
| South Academy Boulevard and Chelton Road | 39,859 VPD |

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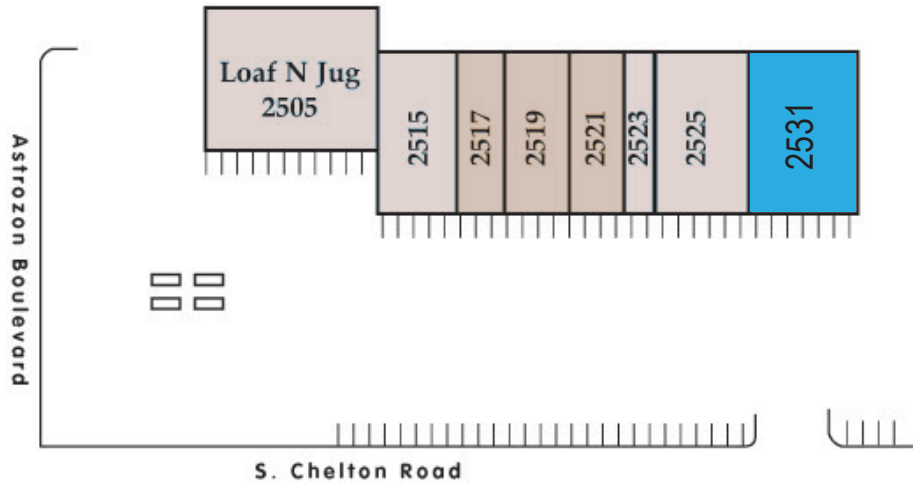


| # | 1ST FLOOR | SF |
|------|-----------|-------|
| 2531 | Available | 2,400 |

PLEASE CONTACT:

Martin D. Johnson

Vice President Brokerage Services
 +1 719 573 4848
 marty.johnson@cbre.com



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