

BOX SPACE ADJACENT TO KOHL'S

2725 JANITELL ROAD | COLORADO SPRINGS, CO 80906



AREA ANCHORS:



PROPERTY HIGHLIGHTS

- Join Kohl's in a great trade area of southwest Colorado Springs
- 24,700 SF available with great frontage
- Several other national retailers are already in the immediate area including Walmart, Sam's Club, Ross Dress for Less, Sears, PetSmart, Michaels, Bed, Bath & Beyond, Home Depot, Target, OfficeMax, and Natural Grocers
- Very good permanent and daytime population demographics
- Excellent visibility from main thoroughfare

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	106,255	227,008	322,654
Avg HH Income	\$58,036	\$63,380	\$64,473
Employees	52,644	120,123	168,580
Businesses	4,804	10,834	15,469

TRAFFIC COUNTS

Source: CO Springs 2015

On Circle Dr east of Janitell Rd	13,767 cars/day
On I-25 north of Circle Dr	97,000 cars/day

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RETAIL

CHAINLINKS
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**AGENCY
DISCLOSURE**

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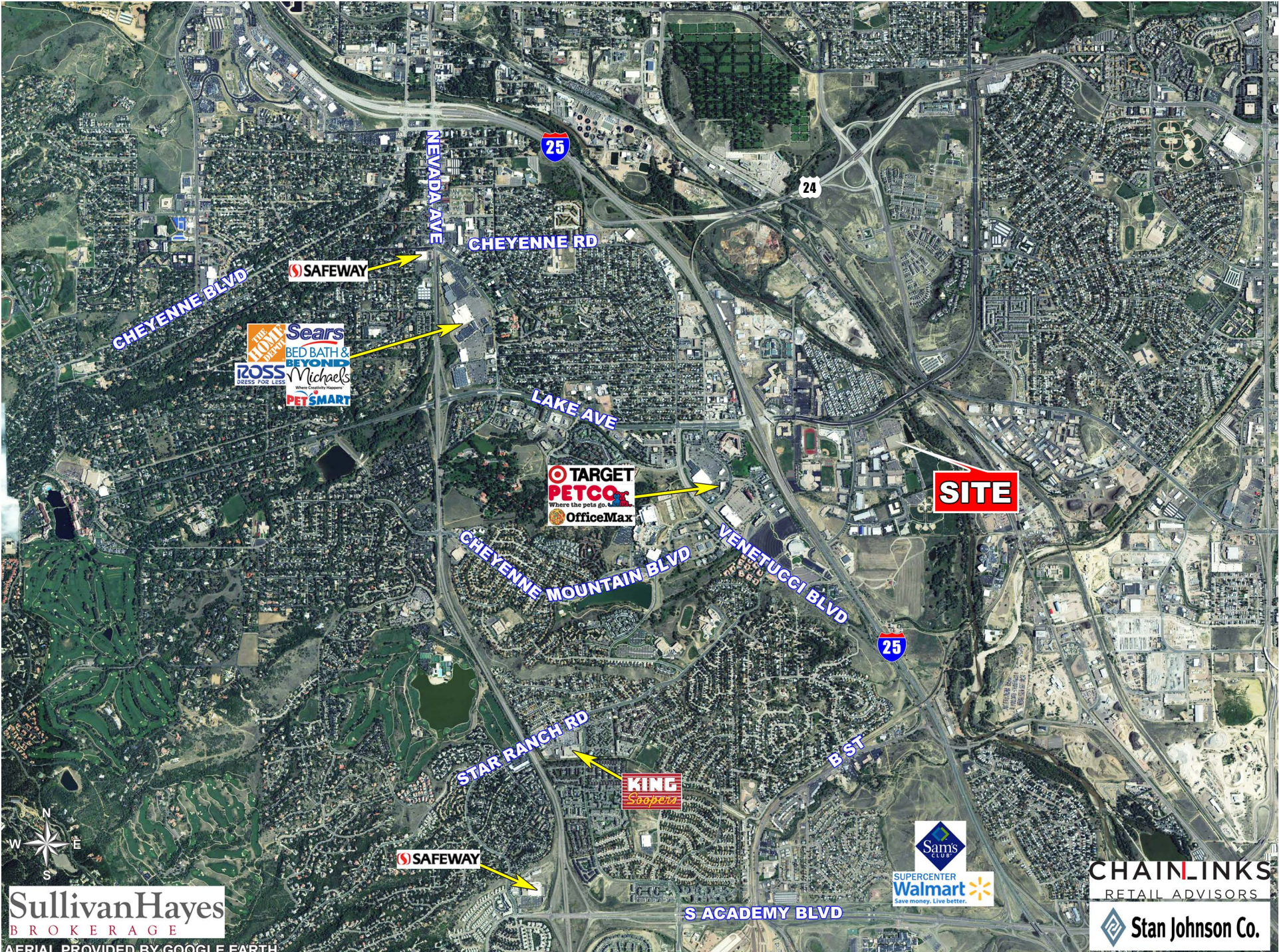
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BROKERAGE

AERIAL PROVIDED BY GOOGLE EARTH

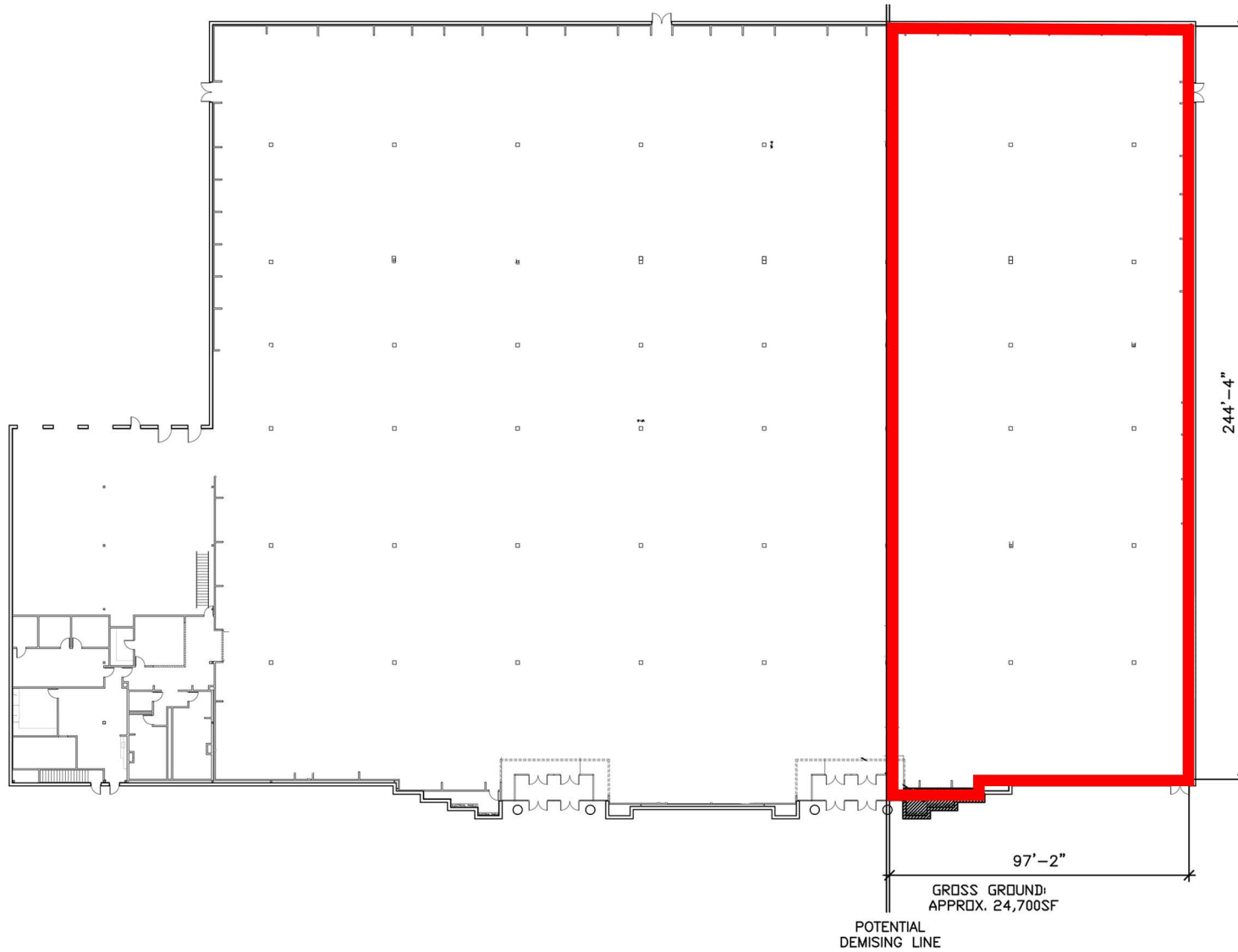
PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:/AERIALS/KOHL'S/SW CO SPRINGS_TA.PSD

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PRIME RETAIL SPACE ADJACENT TO KOHL'S

COLORADO SPRINGS, CO 80906 | 2725 JANITELL ROAD | SEC CIRCLE DRIVE & JANITELL ROAD | SW COLORADO SPRINGS #687



#10687 SW Colorado
Springs, CO

Updated: 12/11/17

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