

FOR LEASE

# THE SHOPS AT 8TH STREET

402-415 South 8th Street, Colorado Springs, CO 80905

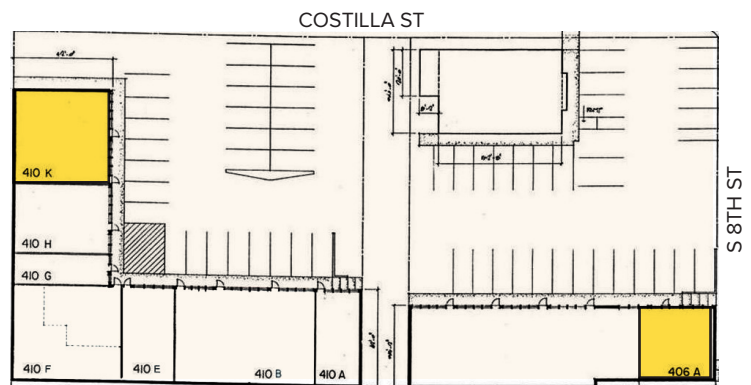


## GREAT LOCATION

### EXCELLENT CORNER EXPOSURE!

This multi-tenant strip center is located on the southwest corner of South 8th Street and Costilla Street in the westside's primary retail corridor. It's in close proximity to many national retailers including Super Wal-Mart, Office Depot, Hoppy Lobby and McDonald's.

Highly traveled street with excellent visibility, this location offers convenient access to downtown Colorado Springs to the east and mountain communities to the west.



<b>AVAILABLE</b>	Suite 406A	2,350 SF End Cap	\$18.00/SF NNN
	Suite 410K	2,932 SF	\$10.00/SF NNN
<b>NNN</b>			\$4.75



### 2020 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,036	77,238	191,901
Households	3,680	36,814	85,490
Average Household Income	\$65,887	\$72,580	\$70,511

### 2020 TRAFFIC COUNTS

S 8th Street and W Cimarron Street	24,123 VPD
S 8th Street and W Moreno Avenue	37,122 VPD
Midland Expressway and S 8th Street	45,000 VPD

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