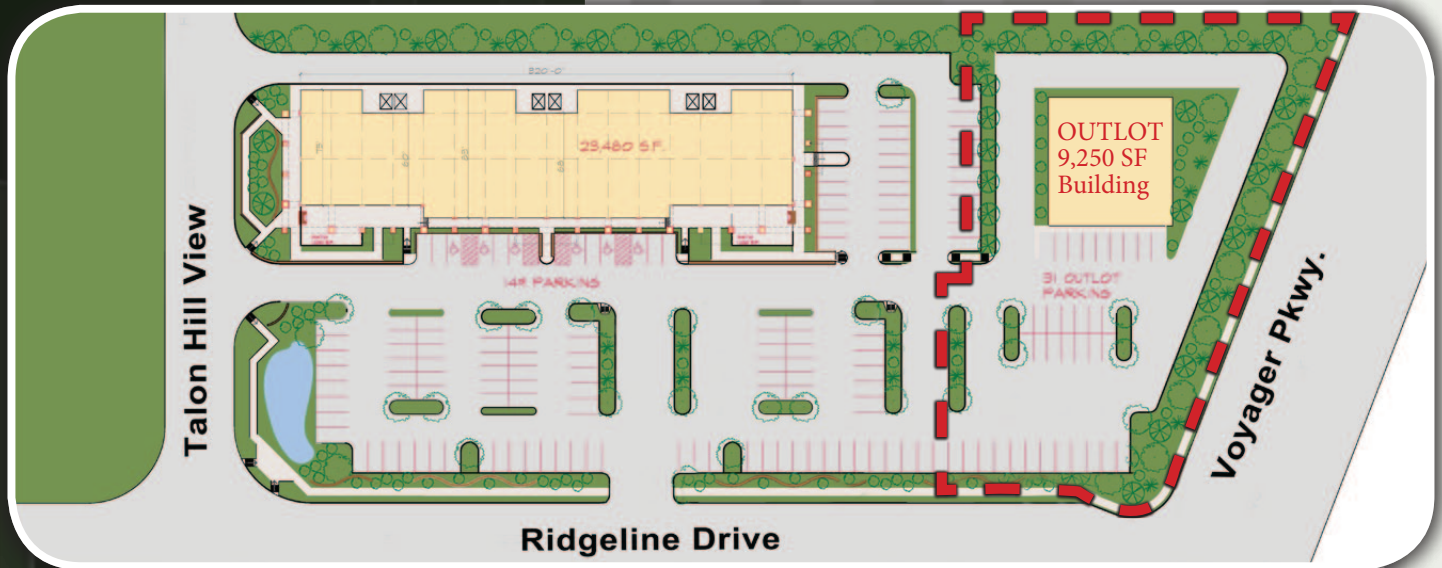


# For Lease

Build to Suit

## The Shops at Voyager

11590 Ridgeline Drive  
Colorado Springs, CO 80921



### Traffic Counts

Northgate & Voyager Pkwy 31,000

### Population

Air Force Academy 6,378  
Two Miles 9,891  
Five Miles 73,165  
Ten Miles 319,735

### Avg. Household Income

Two Miles \$131,190  
Five Miles \$118,498  
Ten Miles \$93,242

### Employees

Two Miles 10,268  
Five Miles 50,608  
Ten Miles 154,261

### Employers

Lexus/Nexis/Anthem Oracle  
International Bible Society Ramtron  
Compassion International RT Logic  
Federal Express  
The Classical Academy  
Progressive Insurance  
Las Piedras Office Campus  
Village at Northgate Retail  
Liberty Wire & Cable

PBC Zoned Pad site in the currently underserved market of Northgate. Great opportunity for a Convenience Store or free standing Retail pad building up to 9,250 square feet. Close proximity to I-25, Highway 83 and Powers Corridor.

**Helen Cameron**  
**719-535-0500**

Helen@cameronbutcher.com



www.cameronbutcher.com  
COMMERCIAL REAL ESTATE

421 S. Tejon Street, Suite 330, Colorado Springs, CO 80903

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. CameronButcher acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

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**Helen Cameron**

**719-535-0500**

[Helen@cameronbutcher.com](mailto:Helen@cameronbutcher.com)

- Property Type: Build to Suit
- Possible Uses: Retail, Retail-Pad
- Lease Rate: Call Broker
- Land Available: 1.25 Acres
- Zoning: PBC



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