

FOR LEASE

Cheyenne Montana

NWC S. ACADEMY BOULEVARD & HIGHWAY 115, COLORADO SPRINGS, CO 80906

RETAIL

SPACE AVAILABLE



SPACE FOR LEASE

NOW AVAILABLE

Cheyenne Montana is an exceptional neighborhood Safeway anchored center in the premier Broadmoor Bluffs neighborhood with majestic mountain views, and situated at the doorstep to Fort Carson.

The center has incredible visibility and easy access from Highway 115 and South Academy Boulevard. National co-tenants include Safeway, Papa John's, Great Clips, AT&T, Wild Wings n' Things and Postal Annex.

2018 Estimated Demographics

	1 mile	3 miles	5 miles
Population	13,884	55,770	152,032
Average Household Income	\$91,608	\$85,541	\$69,556
Households	5,872	20,572	58,308

Traffic Counts

Highway 115 (south of Academy Boulevard)	29,000
Academy Boulevard (west of Highway 115)	25,146

Property Details

Lease Rate	\$15.00-\$25.00/PSF
NNN (Est)	\$7.68 SF

FOR LEASE

Cheyenne Montana

NWC S. ACADEMY BOULEVARD & HIGHWAY 115, COLORADO SPRINGS, CO 80906

RETAIL



CONTACT

Patrick Kerscher

Senior Associate
+1 719 471 6045
patrick.kerscher@cbre.com

Whitney Johnson

Associate
+1 719 471 6079
whitney.johnson@cbre.com

#	Tenant	SF
6530 I	AVAILABLE	UP TO 3,919
6510 B	AVAILABLE	1,778
6510 D	AVAILABLE	1,250

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.