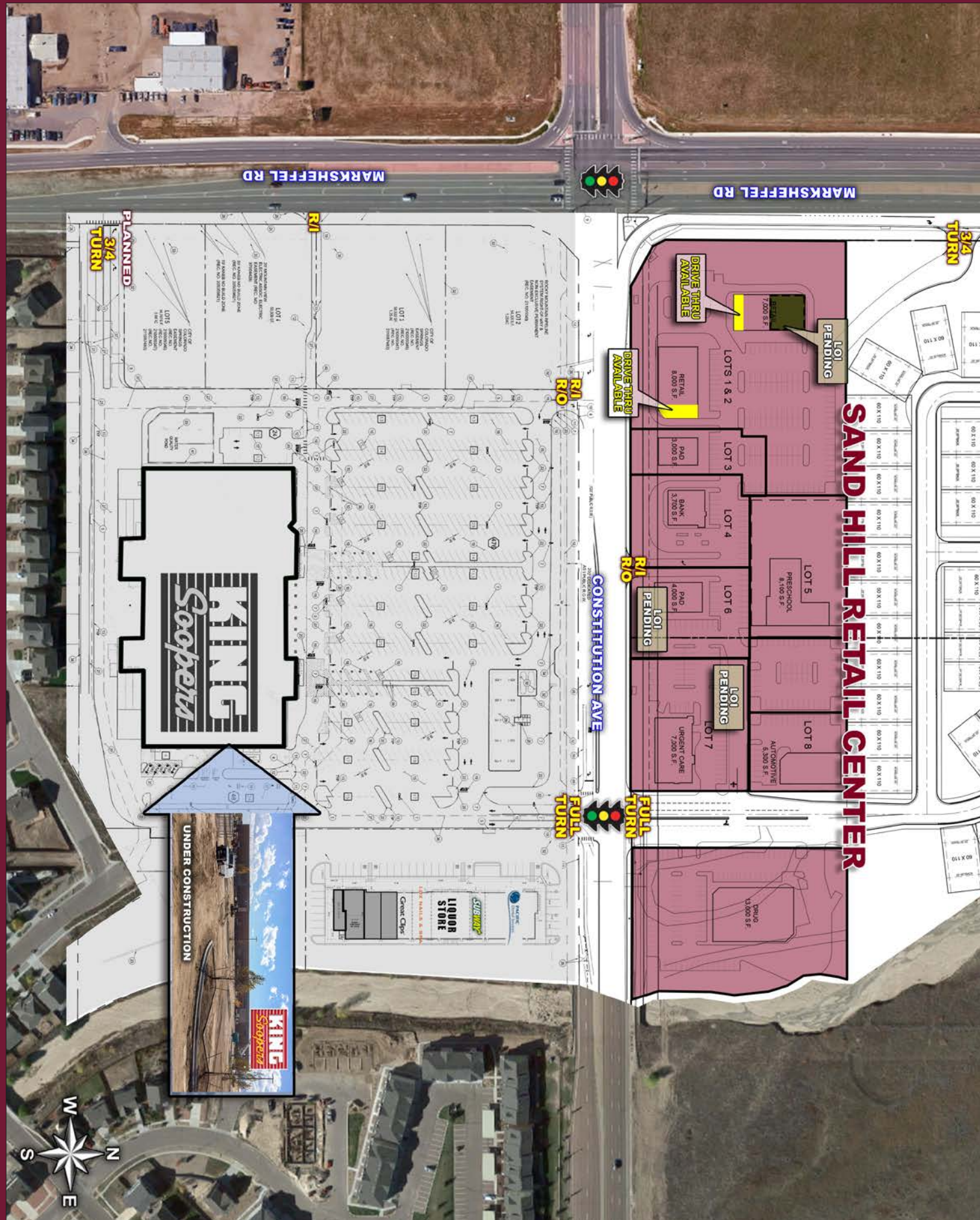


SAND HILL: NEW SHOPS AND RETAIL PADS AVAILABLE

NEC CONSTITUTION & MARKSCHEFFEL | COLORADO SPRINGS, COLORADO 80939



INFORMATION

- King Soopers shadow-anchored pads & shops
- Grocer expected to open Q3 2017
- Pads available Q1 2018 and shops Q2 2018
- Strong existing & planned residential densities
- Fantastic visibility and access
- All pads on Constitution facing King Soopers front door
- Significant monument signage at intersection

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
Est. Population	9,677	30,561	55,818	150,869
Avg Household Inc	\$90,628	\$81,640	\$80,260	\$71,401
Employees	922	7,051	21,615	56,814
Businesses	86	601	1,520	5,048

Demographics Source: Applied Geographic Solutions 2016

TRAFFIC COUNTS

On Constitution Ave west of Markscheffel Rd	12,001 cars/day
On Constitution Ave east of Markscheffel Rd	9,082 cars/day
On Markscheffel Rd north of Constitution Ave	14,534 cars/day
On Markscheffel Rd south of Constitution Ave	5,156 cars/day

Source: Google Earth 2012



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