

# MONUMENT MARKETPLACE

## Monument, CO

Northeast Retail Market / For Lease & Sale



## JOIN MONUMENT'S LARGEST RETAIL CENTER



Mark Useman / Executive Director

O: 719 418 4069 M: 719 231 7400 / museman@coscommercial.com

WE ARE  
THE CENTER  
OF RETAIL

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### RETAIL SPACE

FULLY LEASE

### RATES

Call Broker For Rates

### PAD SITES

A – 7.92 Acres  
 B – 1.41 Acres  
 C – 1.30 Acre  
 D – 21,150 SF  
 (Proposed Building)

### NEIGHBORING TENANTS

Walmart, Kohl's, PetSmart, Staples, Home Depot, America's Best, Texas Roadhouse, GNC, Chili's, Sports Clips, Tan Your Hide, Sally Beauty Supply, Complete Emergency Care, Don Tequila's Mexican Cantina, Kiln Art Studio, Super Cuts, Rodolfo's Mexican Grill, Mt. Fuji, Mathnasium, Verizon, Postal Annex, NYC Bagel & Coffee, TK Nails


### COMMENTS

- Monument's Largest Retail Center
- Excellent Demographics
- High Visibility
- New Retail & Pad Sites Available
- Professionally Maintained



### NEIGHBORHOOD DEMOGRAPHICS

  
 POPULATION

  
 MEDIAN  
 HOUSEHOLD INCOME

  
 TRAFFIC  
 COUNT

1 Mile	2,397	\$162,204	7,932 v.p.d
3 Miles	25,350	\$143,154	
5 Miles	50,453	\$143,591	

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### SITE PLAN



Jackson Creek Prkwy

1. Urgent Care	4,311 SF
2. Dentist	2,859 SF
3. Don Tequila's Mexican Cantina	3,960 SF
4. Pizza	2,640 SF
5. The Kiln Art Studio	1,400 SF
6. Sally Beauty Supply	1,480 SF
7. Monument Cleaners	1,370 SF
8. TK Nails	1,455 SF
9. Super Cuts	1,548 SF
10. Rodolfo's Mexican Grill	1,764 SF
11. Tan Your Hide	2,400 SF
12. Sport Clips	1,230 SF
13. Mt. Fuji Restaurant	3,960 SF
14. Pet Smart	20,083 SF
15. Staples	20,917 SF
16. Mathnasium	1,200 SF
17. America's Best Contacts	3,000 SF
18. Verizon	2,010 SF
19. Postal Annex	1,035 SF
20. GNC	1,200 SF
21. NYC Bagel & Coffee	1,755 SF
22. Chili's	5,933 SF
23. Texas Roadhouse	7,135 SF

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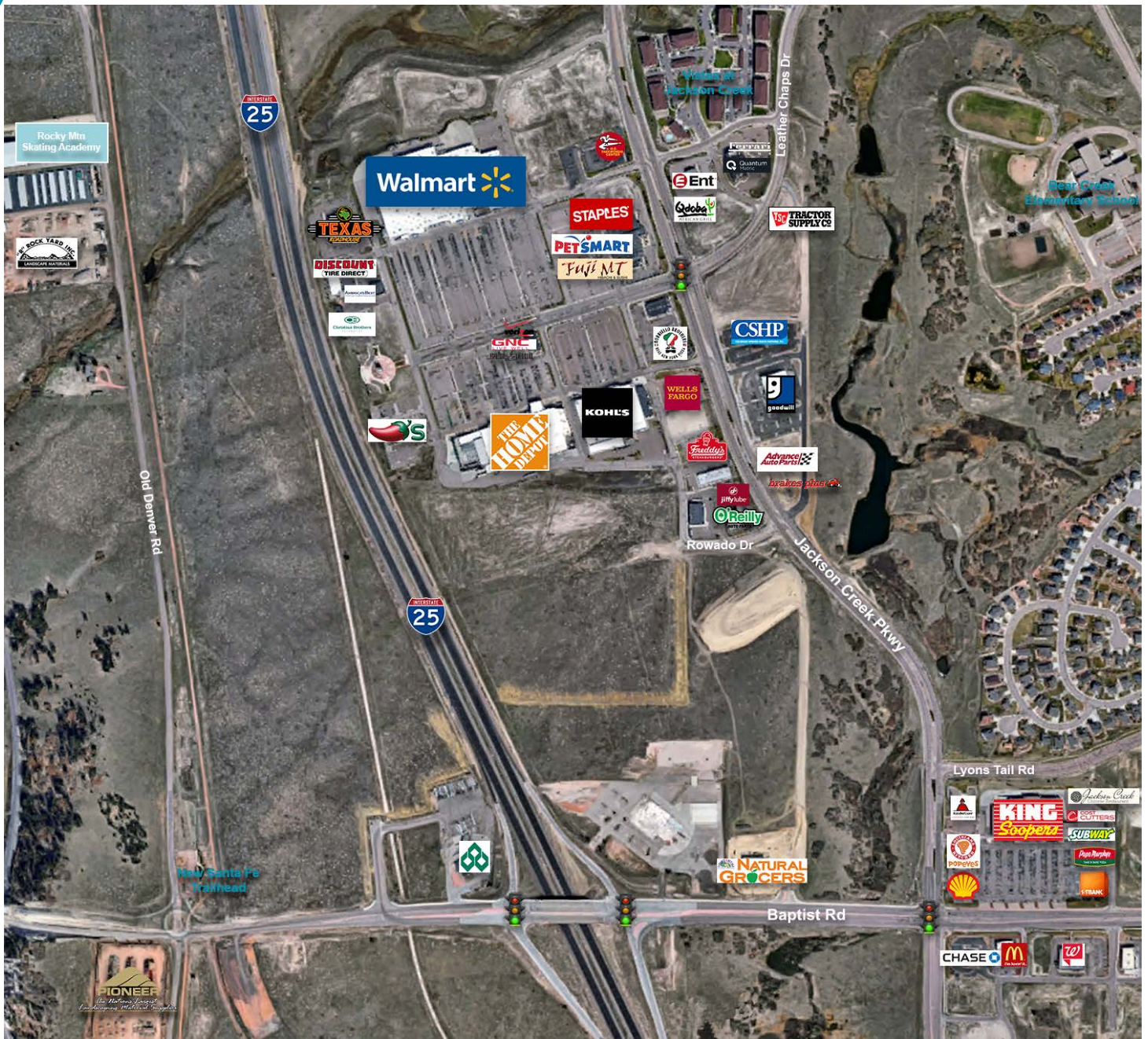
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### NEIGHBORHOOD RETAIL MAP



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