

9475  
BRIAR  
VILLAGE  
POINT



Perfect for retail shop, coffee shop, breakfast or lunch spot, medical or therapy office!

9475  
BRIAR  
VILLAGE  
POINT



PINE CREEK VILLAGE CENTER



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# DEMOGRAPHICS 2019

**POPULATION**

1 mile	9,025
3 miles	55,731
5 miles	158,050

**HOUSEHOLDS**

1 mile	3,130
3 miles	20,541
5 miles	58,138

**TRAFFIC COUNTS**

Briargate Pkwy. and Chapel Hills Dr.  
**21,967 VPD**

Chapel Hills Dr. and Briargate Pkwy.  
**7,191 VPD**

**Average Household INCOME**

1 mile	\$135,755
3 miles	\$114,739
5 miles	\$112,213

## PROPERTY HIGHLIGHTS



5,200 SF with Drive-Thru in Suite 100, 110 & 120 in brand new Mixed Use Center at 460 Chapel Hills Dr. Add'l space in Suite 130 & 140 in existing building at 9420 Briar Village Point.



Second and Third Floor office and retail suites:

**Office**  
2nd Floor / 2,753 SF  
3rd Floor / 7,402 SF

**Retail**  
5,200 SF mixed use center  
2,048 SF - Suite 130  
3,599 SF - Suite 140



Located just minutes from The Promenade Shops at Briargate and the Chapel Hills Mall which consists of national and regional retail tenants and restaurants.

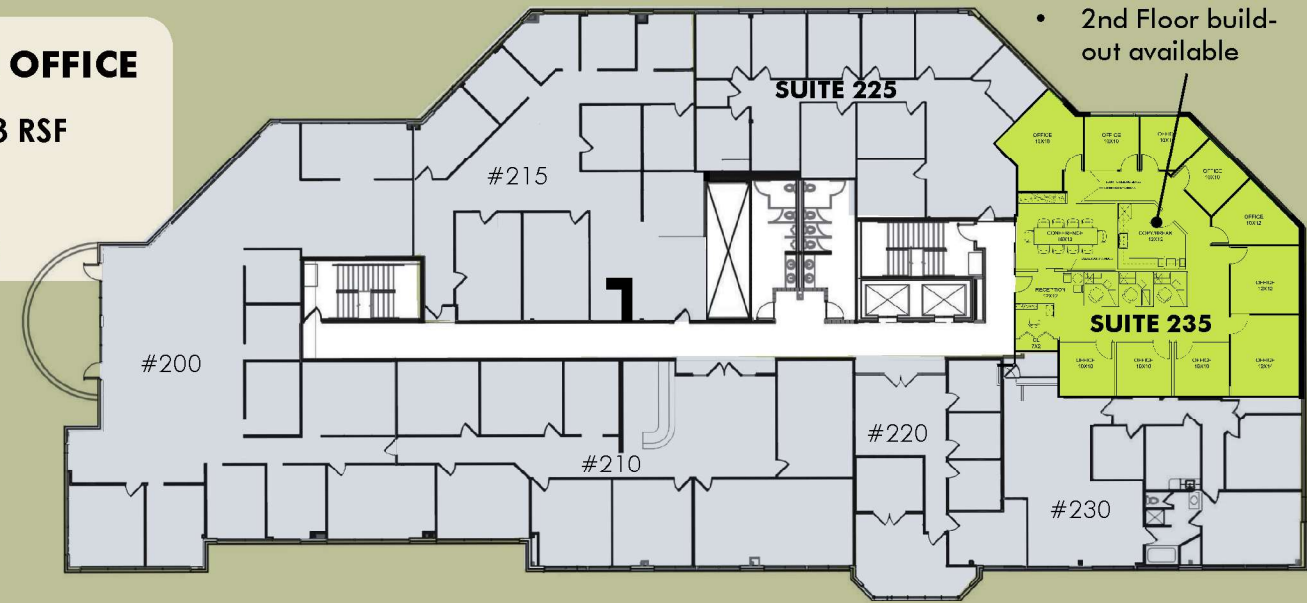


Enjoy majestic mountain views, easy access to I-25, and town center ambience with many walkable amenities in one of Colorado Springs' most prestigious communities.

## AVAILABILITIES

### 2ND FLOOR OFFICE

**Suite 235: 2,753 RSF**  
\$16.50 NNN  
NNN's are \$10.26/PSF (est.)



### 3RD FLOOR OFFICE

**Suite 319: 4,024 RSF**  
**Suite 320: 3,378 RSF**  
\$16.50 NNN  
NNN's are \$10.26/PSF (est.)



## BRAND NEW MIXED USE CENTER WITH UP TO 5,200 SF AVAILABLE



### Brand New Mixed Use Center

\$32.00 - \$35.00 PSF NNN  
NNN \$7.21/PSF (est.)

- Up to 5,200 SF available with Drive-Thru
- Prime location just off Chapel Hills Drive
- Right-In/Right-Out on Briargate Boulevard and Chapel Hills Drive
- Excellent visibility to hard corner

