# WOODMEN VALLEY SHOPPING CENTER

6902-6988 North Academy Boulevard, Colorado Springs, CO 80920













# KING SOOPERS ANCHORED CENTER

## AT ONE OF COLORADO SPRINGS' STRONGEST RETAIL CORNERS

- Highly visible central Academy Boulevard/ Woodmen Road location, right at the crossroad of the area's main shopping district
- Anchored by King Soopers and Hobby Lobby
- Several suites and a large freestanding out building are available
- Busy shopping plaza with three entrance/ exit points and stunning mountain views

#### 2020 ESTIMATED DEMOGRAPHICS

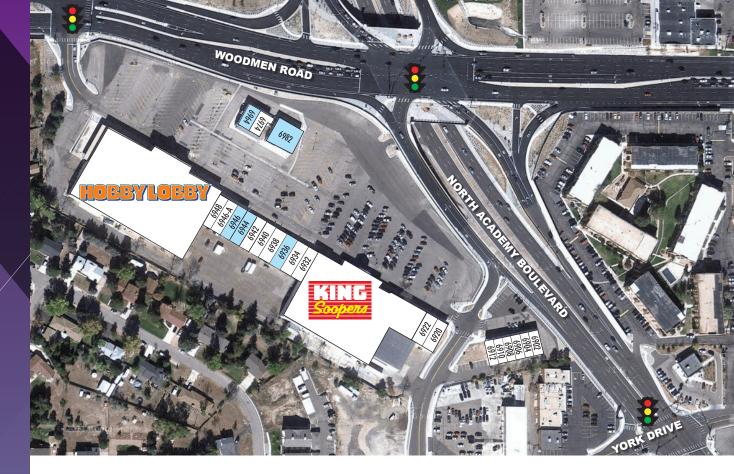
	1 MILE	3 MILE	5 MILE
Population	7,826	29,045	58,791
Households	2,447	9,780	18,505
Average Household Income	\$156,218	\$150,494	\$153,285

### **2020 TRAFFIC COUNTS**

West Baptist Road at Jackson Creek Parkway	10,595 VPD
East Baptist Road at West Baptist Road	9,373 vpd

#### **PROPERTY DETAILS**

NNN (Est.)	\$3.90/PSF
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#	TENANT	SF
6902	Scales 'N Tails	
6904	Sign of the Rose Florist	
6906	100% Chiropractic	
6908	Stone International	
6910	The Art of Fadez	
6912	UBreakiFix (UBIF)	
6920	Cosmoprof	
6922	All Veterans	
6930	King Soopers	

#	TENANT	SF
6932	Crown Wine & Liquor	
6934	WV Shoe Repair	
6936	AVAILABLE	640
6938	Hong Kong Restaurant	
6940	Blitz 45	
6942	Reggae Pot Xpress	
6944	AVAILABLE	1,280
6946	AVAILABLE	1,266
6946-A	Once Upon a Child	

TENANT	SF
Clothes Mentor	
Hobby Lobby	
AVAILABLE	2,335
WV Dry Cleaners	
AVAILABLE	3,722
	Clothes Mentor Hobby Lobby AVAILABLE WV Dry Cleaners

#### PLEASE CONTACT:

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