

SAND HILL: NEW SHOPS AND RETAIL PADS AVAILABLE

NEC CONSTITUTION AVENUE & MARKSHEFFEL ROAD | COLORADO SPRINGS, COLORADO



INFORMATION

- King Soopers shadow-anchored pads & shops
- Pads Available Q1 2020 and inline space available Q2 2020
- Strong existing residential with 315 single family homes under construction north of site
- 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	9,978	30,967	56,588	159,647
Avg Household Inc	\$81,131	\$86,353	\$88,497	\$80,143
Employees	912	7,367	21,867	54,516
Businesses	87	623	1,576	5,176

Demographics Source: Applied Geographic Solutions 2018

TRAFFIC COUNTS

On Constitution Ave west of Marksheffel Rd	28,000 cars/day
On Marksheffel Rd north of Constitution Ave	16,000 cars/day
On Marksheffel Rd south of Constitution Ave	17,000 cars/day

Source: Colorado.Gov 2014



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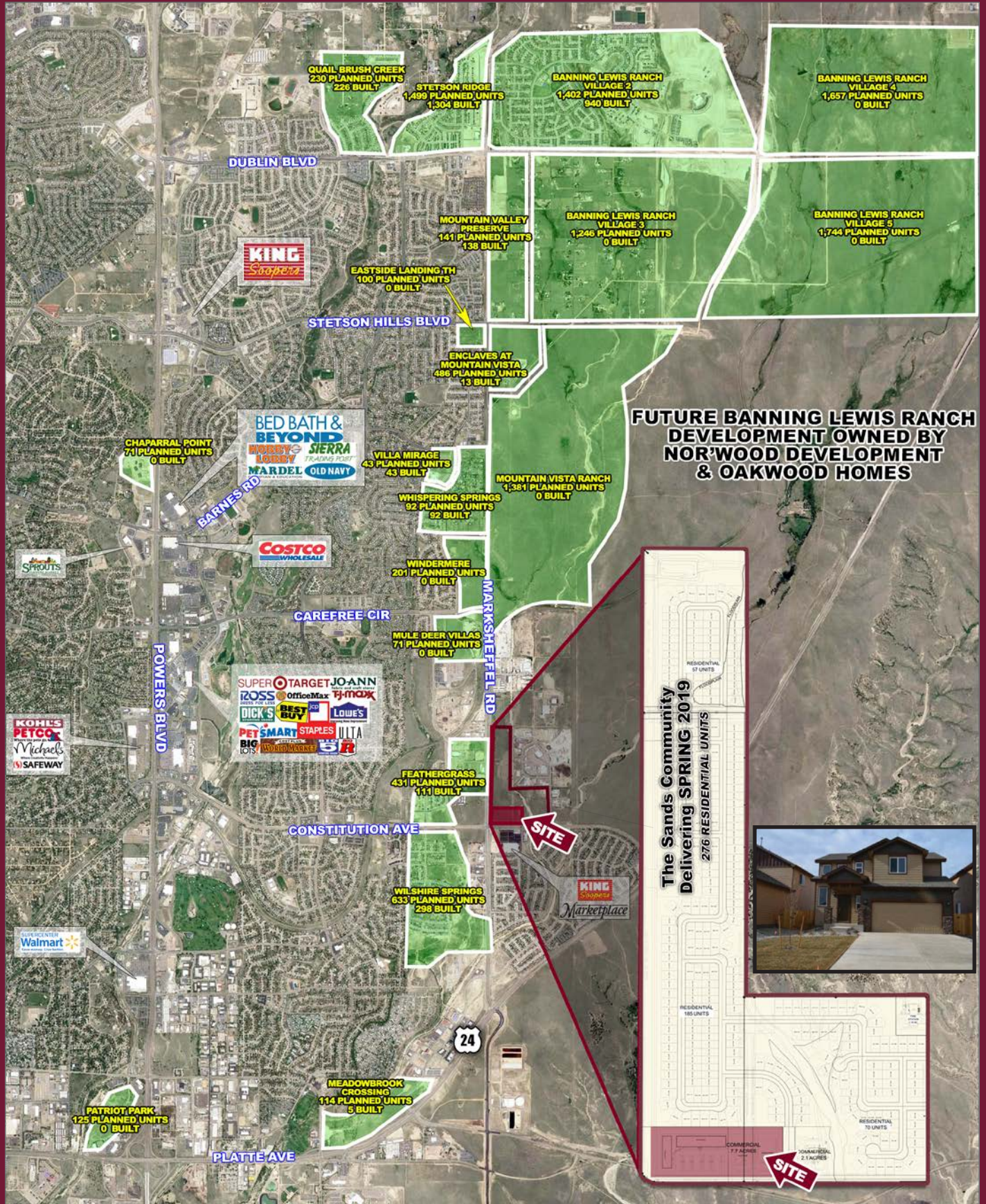
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FUTURE BANNING LEWIS RANCH DEVELOPMENT OWNED BY NORWOOD DEVELOPMENT & OAKWOOD HOMES

**The Sands Community
Delivering SPRING 2019**

RESIDENTIAL 17 UNITS
RESIDENTIAL UNITS
RESIDENTIAL 18 UNITS
RESIDENTIAL 10 UNITS



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