



Dublin Crossing - Coming Soon!

RETAIL PADS FOR SALE / RETAIL SPACE FOR LEASE

NEC Dublin Blvd & Tutt Blvd
Colorado Springs, CO 80923



*Proposed Retail Center

PROPERTY INFORMATION

- Pad Sizes:** .50 acres to 4.38 acres
- Pad Prices:** \$15.00-\$20.00/SF
- Zoning:** C-6
- Retail Spaces For Lease:** 1,400 SF to 15,000 SF
- Lease Rate:** \$25.00-\$30.00/SF NNN
- Expenses:** \$5.00/SF (estimate)
- Access:** Full movement off Dublin & Tutt, right in, right out off Dublin. Full cross access from 7-11 adjacent to site.

Comments: Adjacent to 7-Eleven and Starbucks. Join fast growing area near Fuzzy's Tacos, Urban Egg, Nothing Bundt Cakes, Verizon, Mod Pizza, Massage Heights, Menchie's Frozen Yogurt, Skirted Heifer, America's Mattress, Club Pilates and more coming soon!

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2017 Est. Population	15,611	107,455	207,975
Households			
2017 Est. HHs	5,426	38,270	77,652
2017 Est. Avg. HH Income	\$89,947	\$95,062	\$90,952
Drive Times			
	5 Min	10 Min	15 Min
2017 Est. Population	17,802	115,476	225,296
2017 Est. HHs	6,398	41,300	84,085
2017 Est. Avg. HH Income	\$86,895	\$95,634	\$89,876

Source: 2010 US Census, All Rights Reserved, Alteryx, Inc.

Traffic Counts

Powers Blvd	32,170 (2014 MPSI est.)
Dublin Blvd	21,699 (2014 MPSI est.)

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SITE
4.38 Acres
(divisible)

DUNKIN' DONUTS
FIREHOUSE SUBS
verizon wireless
complete nutrition

Chick-fil-A

K

Dental Office

MOD
Beauty Bar
LUBAN EGG
SALSA BROWNS
MASSAGE HEIGHTS

Climbing Gym