Palmer Park Supercenter



DEMOGRAPHICS

2019 ESTIMATES

RADIAL DISTANCE

	MILE 1	MILE 3	MILE 5
Population	7,675	101,788	250,575
Avg Household Income	\$71,903	\$68,829	\$70,669
No of Households	3,080	40,140	100,030

DRIVE TIMES

	5 M IN	10 MIN	15 MIN
Population	8,881	124,005	258,756
Avg Household Income	\$68,134	\$68,534	\$73,019
No of Households	3,538	48,040	112,524



SHOPPING CENTER HIGHLIGHTS

- ✓ Adjacent to a 210,750 SF Walmart Supercenter
- ✓ One of the state's top producing Walmart Supercenters
- ✓ High Traffic Volumes and Population Density
- ✓ Strong Retail Trade Area
- ✓ Excellent Access and Visibility



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WALMART SUPERCENTER SHADOW ANCHORED POWERS CORRIDOR RETAIL SPACE

Palmer Park Supercenter is a well-designed retail strip center located in the fastest growing retail corridor in Colorado Springs. This high -quality center provides excellent visibility to Powers Blvd and easy access is provided by a lighted, full movement intersection. The Walmart Supercenter shadow anchor is one of the top producing Walmart Supercenters in the state and draws secure, long-term daily traffic to the property. The project is surrounded by national and highly recognizable local businesses as well as a densely populated residential demographic, including its proximity to Peterson Air Force Base which services over 18,000 total personnel. With a strong leasing history, tenant retention and preferred location, Palmer Park Supercenter is a solid location for a retail business.

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LEASE RATE \$26.00/SF NNN

AVAILABLE SPACE SUITE 103 - 1,300 SF SUITE 112 - 2,780 SF

YEAR BUILT 2003

PROJECT SIZE 23,110 SQUARE FEET

PARKING 115 Spaces (5/1,000) WALMART CROSS-EASEMENT

PARCEL SIZE 2.36 ACRES (102,802 SF)

ZONING

PBC (PLANNED BUSINESS CENTER) **CITY OF COLORADO SPRINGS**

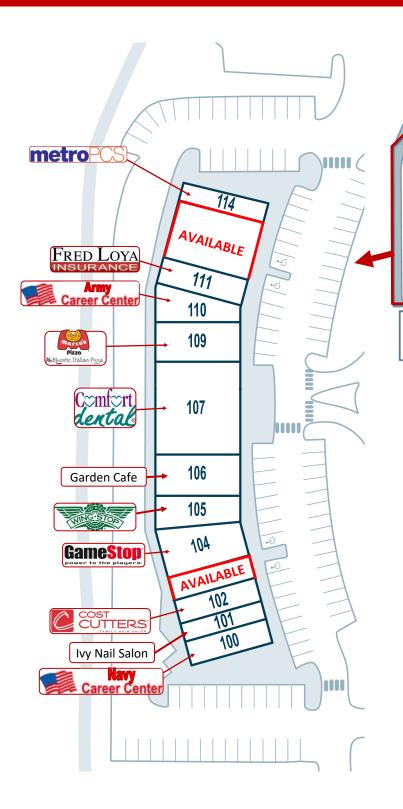
TRAFFIC COUNTS

PALMER PARK & SPACE CENTER 20,839 (2015 ADT ESTIMATE) POWERS & PALMER PARK 62,907 (2015 ADT ESTIMATE)



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Palmer Park Supercenter





<u>Tenant</u>	Suite	SqFt
Navy Recruiting Center	100	1,572
Ivy Nail Salon	101	1,015
Cost Cutters	102	1,300
AVAILABLE	103	1,300
Game Stop	104	1,666
Wing Stop	105	1,486
Garden Cafe	106	1,974
Comfort Dental	107	3,298
Marco's Pizza	109	1,293
Army Recruiting Center	110	1,672
Fred Loya Insurance Agency	111	1,343
AVAILABLE	112	2,780
Metro PCS	114	1,098





Fastest Growing Retail Corridor in Colorado Springs!

Dublin Blvd

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