

Palmer Park Supercenter



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PRIME POWERS CORRIDOR RETAIL FOR LEASE

1580 SPACE CENTER DRIVE
 COLORADO SPRINGS, CO 80915



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 MIN	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



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.

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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