

# 6510 TUTT BLVD

Colorado Springs, CO



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

Northeast Retail / For Lease

## QUICK SERVE RESTAURANT CONCEPT



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**WE ARE  
THE CENTER  
OF RETAIL**

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## BUILDING SIZE

2,677 SF

## LOT SIZE

41,152 SF/0.944 AC

## PARKING

32 Spaces/11.95:1

## LEASE RATE

\$38.00 PSF NNN

## EXPENSES

Property Taxes - \$20,229.90

Insurance - \$833

## NEIGHBORING TENANTS

7-11, Circle K, Starbucks, Chick-fil-A, Urban Egg,  
Nothing Bunt Cakes, Salsa Brava, Dunkin Donuts,  
Fuzzy's Taco Shop



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile 15,916

3 Miles 112,668

5 Miles 187,310



AVERAGE  
HOUSEHOLD INCOME

\$88,388

\$97,945

\$91,784



PROJECTED GROWTH  
2018 TO 2023

7.99%

8.16%

7.75%



TRAFFIC COUNT

19,121 v.p.d.

Dublin Blvd. & Powers Blvd.

30,974

Powers Blvd.

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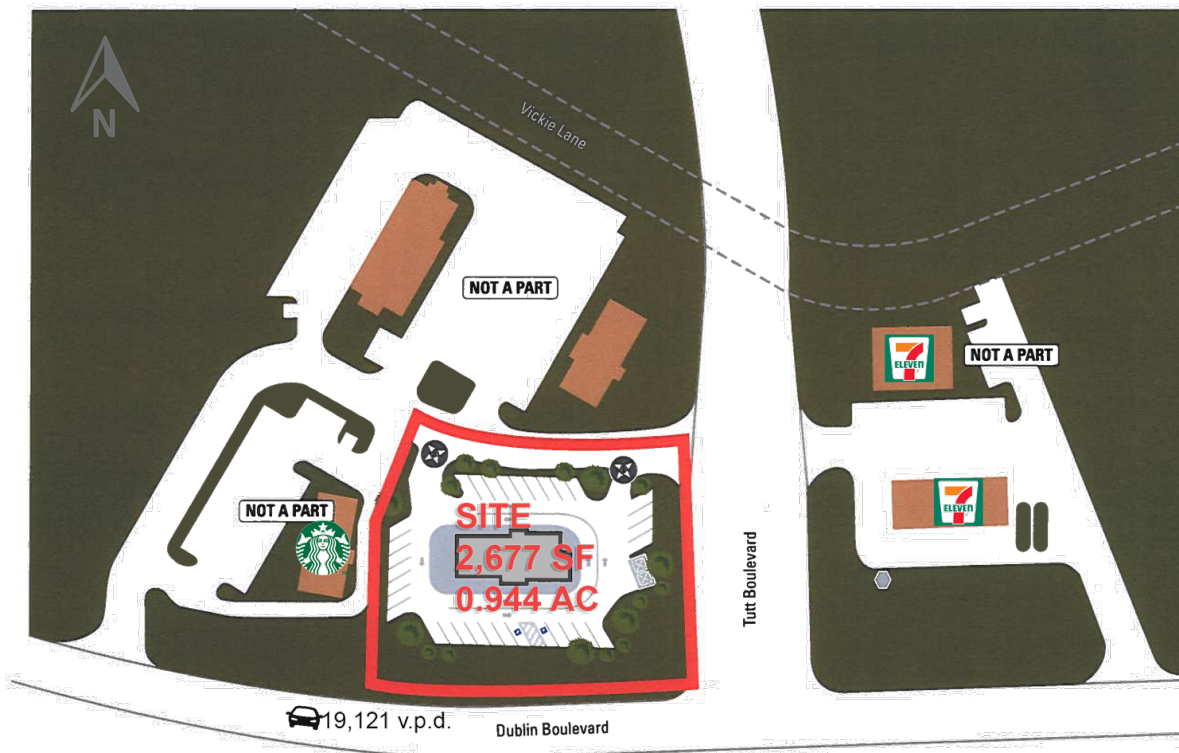
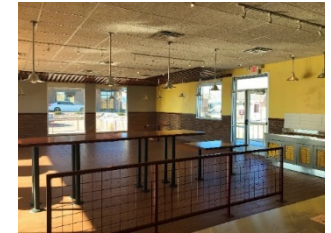
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## PROPERTY FEATURES

- Restaurant Equipment Available
- High Traffic Visibility from Dublin Blvd., Tutt Blvd., and Powers Blvd.
- Excellent Demographics
- Growing Retail & Multi-Family Area
- Strong Projected Population & Income Growth Area
- Ample Parking
- Drive-Thru Window
- Building and Top Pole Signage Available
- Located 1.3 Miles from St. Francis Medical Center (522 bed)

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### QUICK FACTS:

3 Mile Population: 112,668

3 Mile Average HH Income: \$97,945

Projected Population Growth '18 to '23: 8.16%

**Nearby Attractions & Amenities:** Rocky Mountain Vibes Stadium, Switchback Stadium, Peterson AFB, COS Airport, St. Francis Medical Center...and growing

