

AVAILABLE FOR LEASE

1150 West Baptist Road

MONUMENT, CO 80921

RETAIL

AVAILABLE

1150 West Baptist Road

MONUMENT, CO 80921

RETAIL

SPACE FOR LEASE!



SPACE FOR LEASE

FORMER CHILDHOOD DEVELOPMENT CENTER

- + Facility is equipped for early childhood development with playground equipment and large fenced play yard.
- + Perfect for day care, fitness, retail, office, medical, restaurant, etc.
- + Situated on the corner of Jackson Creek Parkway between Baptist Road and Lyons Trail Road with ample parking and gorgeous mountain views.
- + Property is located right next door to King Soopers and Circle K.

Property Details

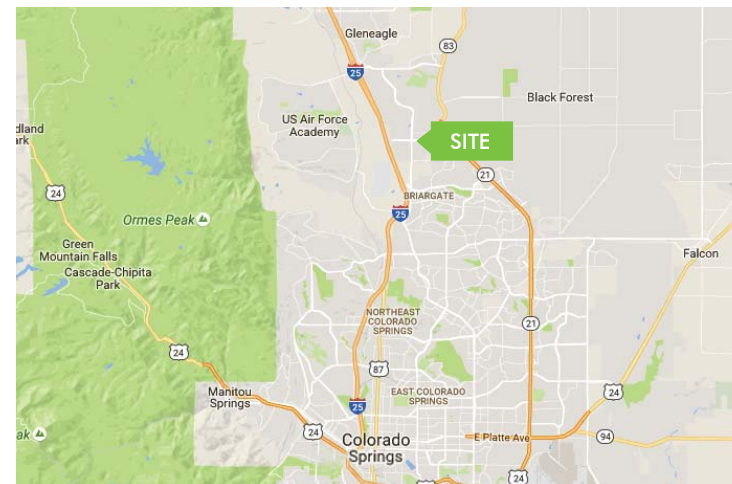
NNN Estimate	\$7.00/PSF
Building Size	8,580 SF
Space Available	2,063 SF
Lease Rate	\$21.00 - \$23.00

2018 Estimated Demographics

	1 mile	3 miles	5 miles
Population	4,697	24,130	51,464
Average Household Income	\$167,994	\$144,898	\$143,520
Households	1,427	8,150	16,207

Traffic Counts

West Baptist Road at Jackson Creek Parkway	13,155 (2005)
--	---------------



CONTACT

Dan Rodriguez

Senior Associate
+1 719 471 6046
dan.rodriguez@cbre.com

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

www.cbre.com/coloradosprings

CBRE

www.cbre.com/coloradosprings

CBRE

AVAILABLE FOR LEASE

1150 West Baptist Road

MONUMENT, CO 80921

RETAIL

