

# DEMOGRAPHICS 2019

**POPULATION**

1 mile	9,025
3 miles	55,731
5 miles	158,050

**TRAFFIC COUNTS**

Briargate Pkwy. and Chapel Hills Dr.  
**21,967 VPD**

Chapel Hills Dr. and Briargate Pkwy.  
**7,191 VPD**

**HOUSEHOLDS**

1 mile	3,130
3 miles	20,541
5 miles	58,138

**Average Household INCOME**

1 mile	\$135,755
3 miles	\$114,739
5 miles	\$112,213

# PROPERTY HIGHLIGHTS



5,200 SF with Drive-Thru in Suite 100, 110 & 120 in brand new Mixed Use Center at 460 Chapel Hills Dr. Add'l space in Suite 130 & 140 in existing building at 9420 Briar Village Point.



Located just minutes from The Promenade Shops at Briargate and the Chapel Hills Mall which consists of national and regional retail tenants and restaurants.



Enjoy majestic mountain views, easy access to I-25, and town center ambience with many walkable amenities in one of Colorado Springs' most prestigious communities.

## CONTACT

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# NEW RETAIL SPACE AVAILABLE



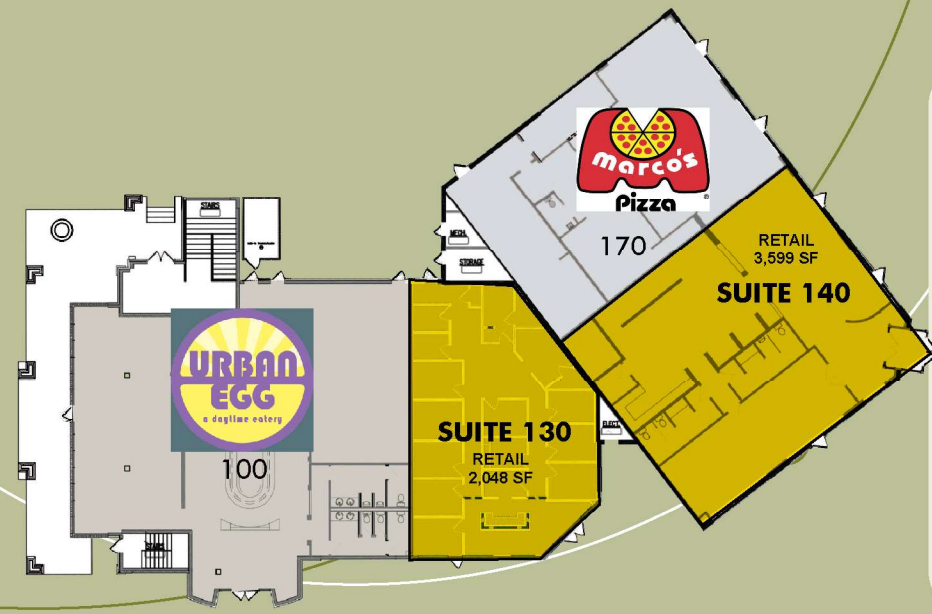
PINE CREEK VILLAGE CENTER  
9420 BRIAR VILLAGE POINT  
460 CHAPEL HILLS DRIVE





**NEW  
RETAIL  
SPACE  
AVAILABLE**

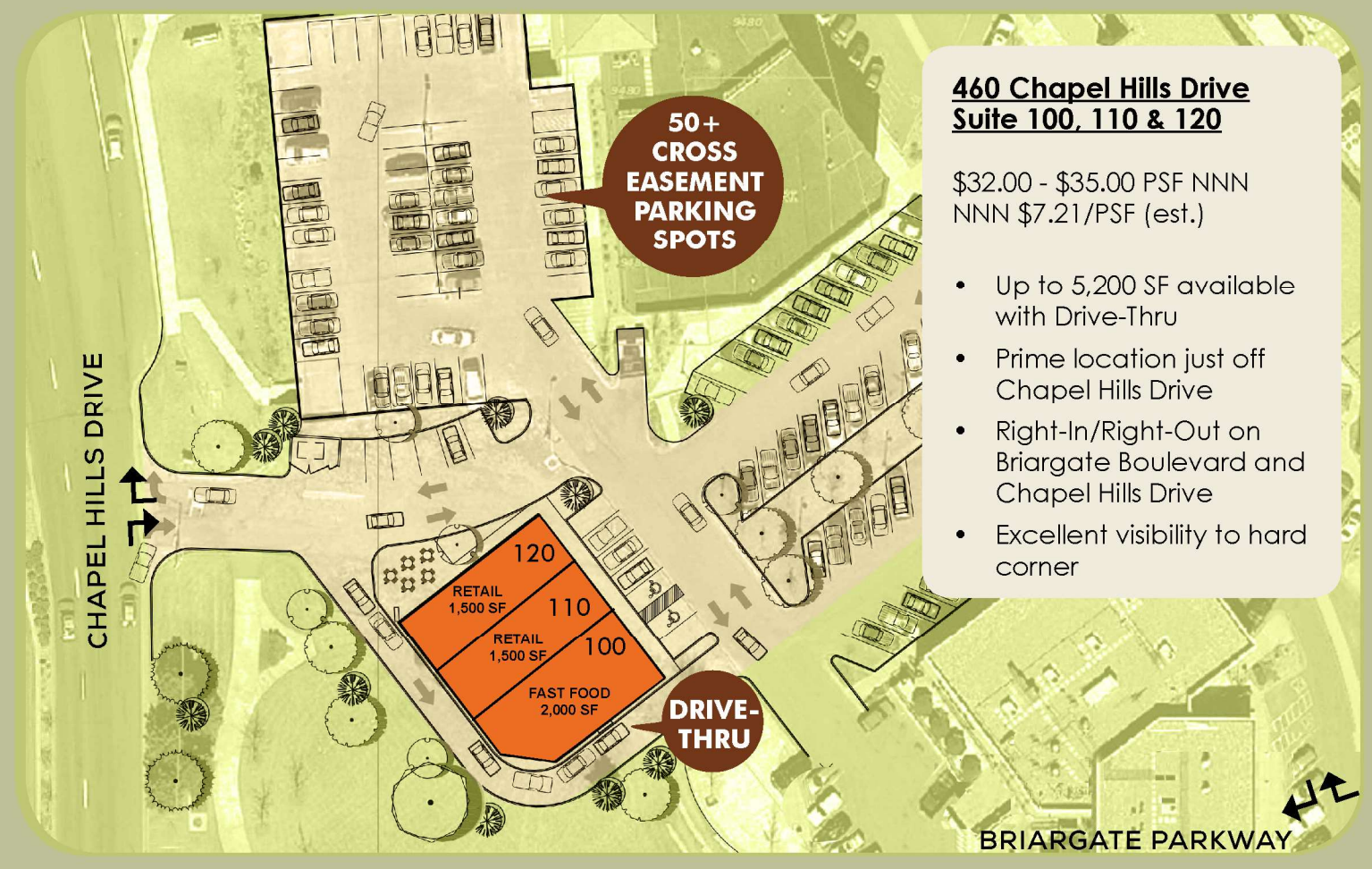
Perfect for retail shop, coffee shop, breakfast or lunch spot, medical or therapy office!



**9420 Briar Village Point  
Suite 130 & 140**

\$24.00 PSF NNN  
NNN \$7.50/PSF (est.)

- 2,048 SF - Suite 130  
3,599 SF - Suite 140
- Located adjacent to Urban Egg and across from 7-Eleven
- Easy access entrance off Briargate Parkway



**460 Chapel Hills Drive  
Suite 100, 110 & 120**

\$32.00 - \$35.00 PSF NNN  
NNN \$7.21/PSF (est.)

- Up to 5,200 SF available with Drive-Thru
- Prime location just off Chapel Hills Drive
- Right-In/Right-Out on Briargate Boulevard and Chapel Hills Drive
- Excellent visibility to hard corner

