

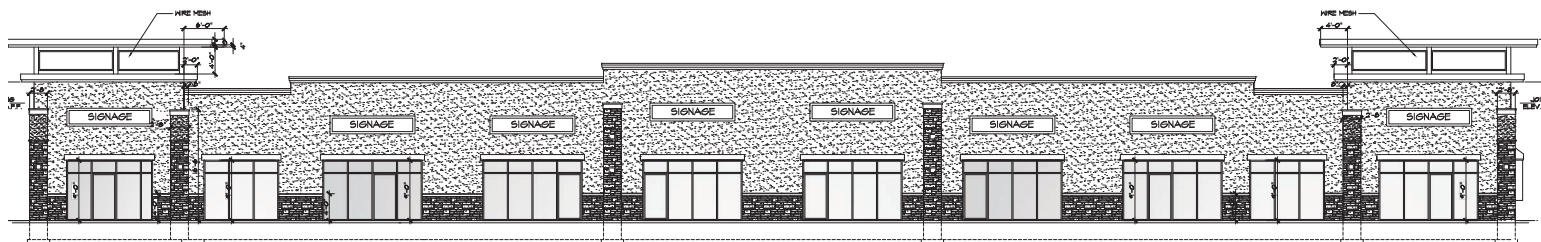
RETAIL FOR LEASE

Indigo Shoppette

7636 Dublin Boulevard, Colorado Springs, CO 80923



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FRONT ELEVATION (EAST)
SCALE 1/8"=1'-0"

PROPERTY INFORMATION

Property Size: 14,300 SF
 Retail Spaces For Lease: Starting from 1,365 SF
 End Cap w/Patio: 2,500 SF
 End Cap w/Drive Thru: 3,000 SF
 Lease Rate: \$28.00 to \$34.00/SF
 Est. Expenses: \$8.00/SF NNN
 Tenant Improvements: Negotiable
 Comments: Rare end cap with drive thru
 Adjacent to high growth area of
 Banning Lewis Ranch

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2018 Est. Population	8,303	60,067	170,667
Households			
2018 Est. HHs	2,937	20,952	61,432
2018 Est. Avg. HH Income	\$92,812	\$95,893	\$94,702
	5 Min	10 Min	15 Min
Drive Times			
2018 Est. Population	15,345	70,236	197,317
2018 Est. HHs	5,294	24,465	71,316
2018 Est. Avg HH Income	\$90,160	\$89,016	\$95,656

Sources: 2018 US Estimate, All Rights Reserved, Alteryx, Inc. • TrafficeMetrix

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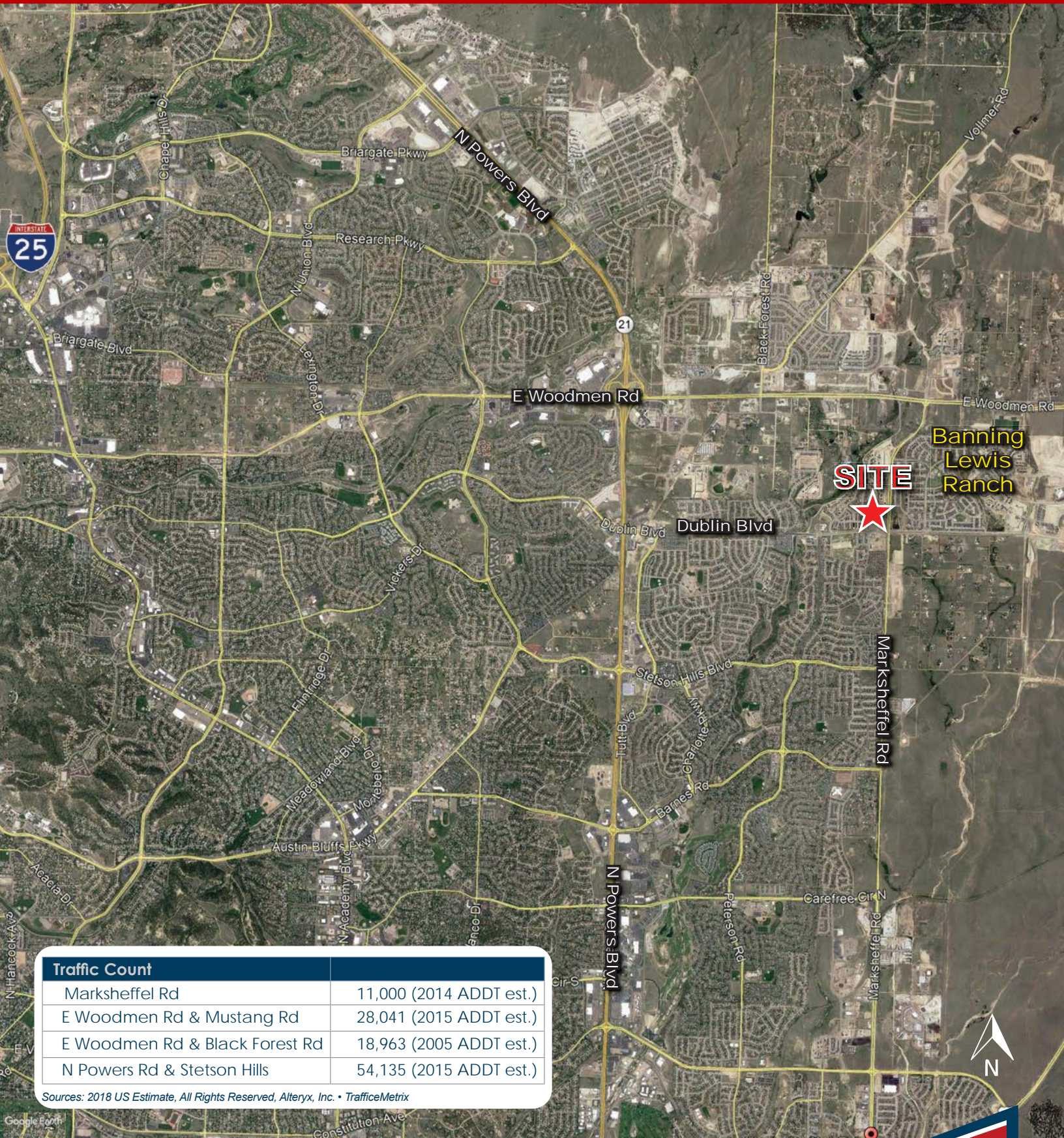
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FOR LEASE



Banning
Lewis
Ranch

SITE



Traffic Count	
Marksheffel Rd	11,000 (2014 ADDT est.)
E Woodmen Rd & Mustang Rd	28,041 (2015 ADDT est.)
E Woodmen Rd & Black Forest Rd	18,963 (2005 ADDT est.)
N Powers Rd & Stetson Hills	54,135 (2015 ADDT est.)

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