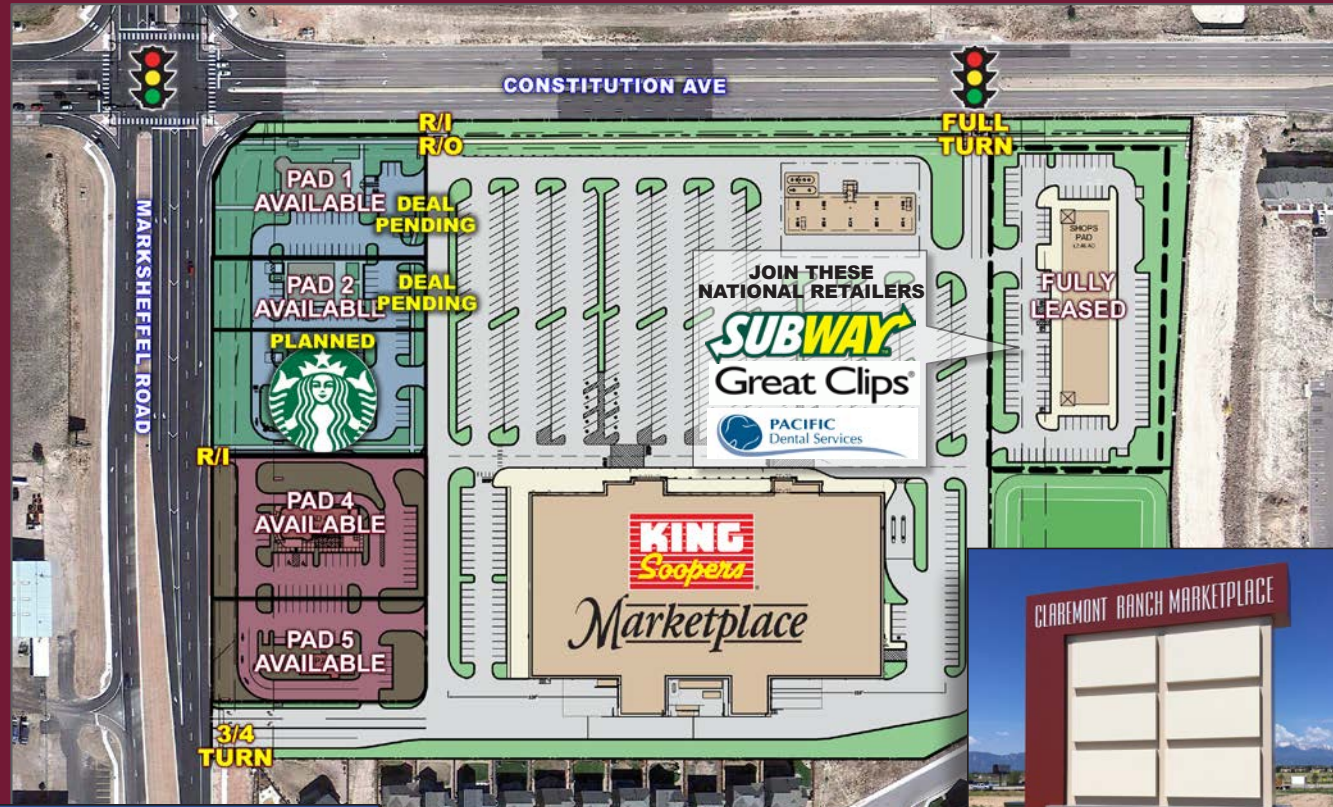


SEC CONSTITUTION AVENUE & MARKSHEFFEL ROAD
COLORADO SPRINGS, COLORADO



**King Soopers
NOW OPEN!**



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KING SOOPERS MARKETPLACE - NOW OPEN!

SEC CONSTITUTION AVENUE & MARKSHEFFEL ROAD | COLORADO SPRINGS, COLORADO



INFORMATION

- Pads available
- First retail-anchored opportunity along Marksheffel Road
- New grocery anchored development
- Limited competition in the trade area
- Strong existing & planned residential densities

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,810	56,605	155,846
Avg. HH Inc.	\$81,183	\$81,340	\$73,473
Employees	899	21,147	53,656
Businesses	81	1,529	4,986

Source: Allocate Data 2017

TRAFFIC COUNTS

On Constitution Ave west of Marksheffel Rd	12,001 cars/day
On Constitution Ave east of Marksheffel Rd	9,082 cars/day
On Marksheffel Rd north of Constitution Ave	14,534 cars/day
On Marksheffel Rd south of Constitution Ave	5,156 cars/day

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BROKERAGE

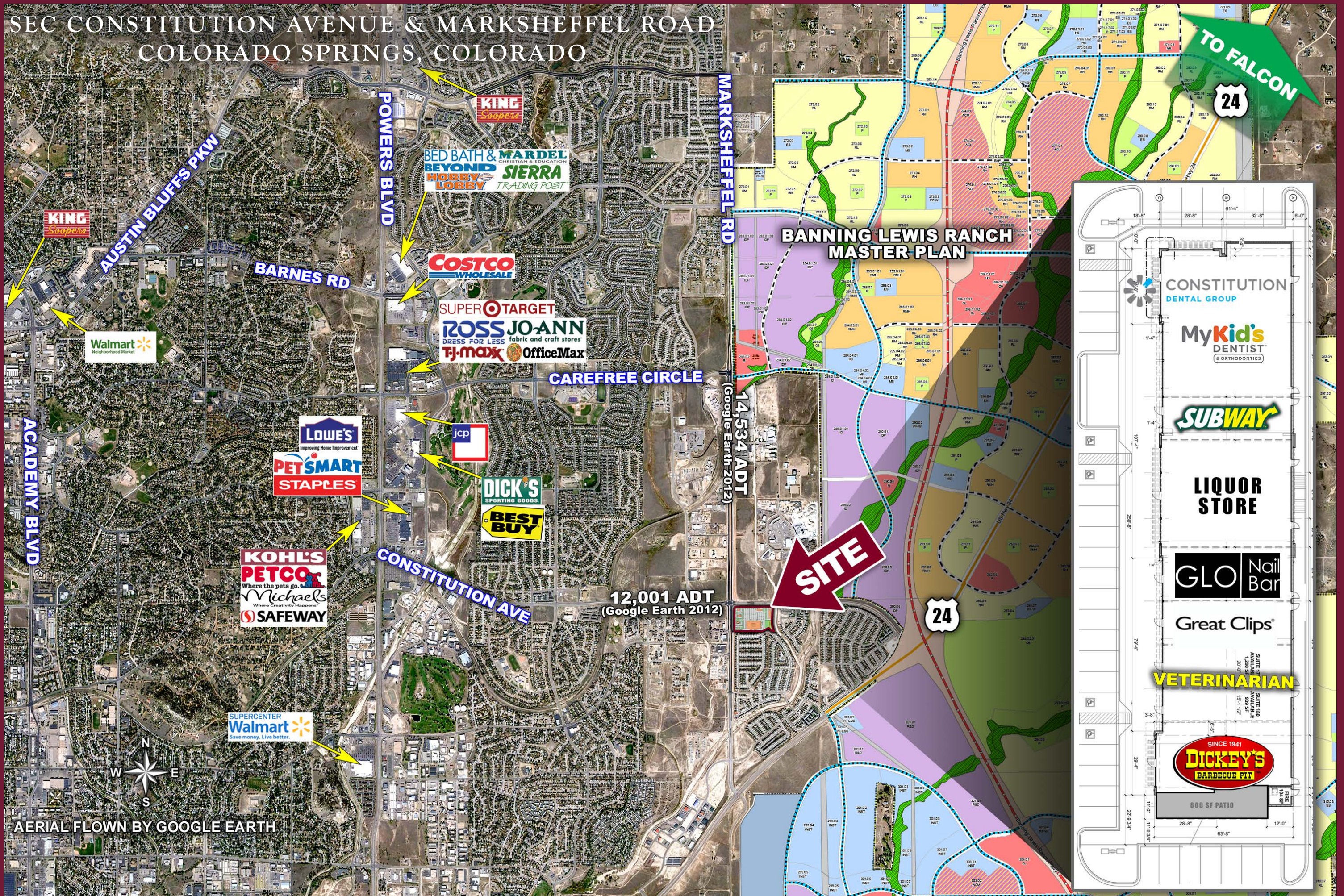
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SEC CONSTITUTION AVENUE & MARKSHEFFEL ROAD COLORADO SPRINGS, COLORADO



AERIAL FLOWN BY GOOGLE EARTH



12,001 ADT
(Google Earth 2012)

14,534 ADT
(Google Earth 2012)

SITE

TO FALCON
24

BANNING LEWIS RANCH
MASTER PLAN

POWERS BLVD

MARKSHEFFEL RD

AUSTIN BLUFFS PKW

BARNES RD

CAREFREE CIRCLE

CONSTITUTION AVE

ACADEMY BLVD

24

KING Soopers

BED BATH & BATHING BEYOND HOBBY LOBBY MARDEL CHRISTIAN & EDUCATION SIERRA TRADING POST

COSTCO WHOLESALE

SUPER TARGET ROSS JO-ANN DRESS FOR LESS fabric and craft stores TJ-maxx OfficeMax

jcp

LOWE'S Improving Home Improvement PET SMART STAPLES

DICK'S SPORTING GOODS BEST BUY

KOHL'S PETCO Where the pets go. Michaels Where Creativity Happens SAFEWAY

SUPERCENTER Walmart Save money. Live better.