

CHEYENNE MONTANA

NWC S. Academy Boulevard & Highway 115
 Colorado Springs, CO 80906



SPACE FOR LEASE

NOW AVAILABLE

Cheyenne Montana is an exceptional neighborhood Safeway anchored center in the premier Broadmoor Bluffs neighborhood with majestic mountain views, and situated at the doorstep to Fort Carson.

The center has incredible visibility and easy access from Highway 115 and South Academy Boulevard. National co-tenants include Safeway, Papa John's, Great Clips, AT&T, Wild Wings n' Things and Postal Annex.

2020 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	13,884	55,770	152,032
Households	5,872	20,572	58,308
Average Household Income	\$91,608	\$85,541	\$69,556

TRAFFIC COUNTS

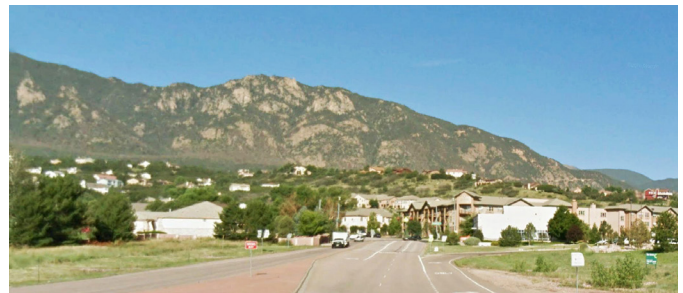
Hwy 115 (south of Academy Blvd)	29,000 VPD
Academy Blvd (west of Hwy 115)	25,146 VPD

PROPERTY DETAILS

Lease Rate	\$15.00-\$25.00/PSF
NNN (Est)	\$9.87/SF



#	TENANT	SF
6530 / #103	AVAILABLE	1,408
6530 / #109	AVAILABLE	2,349
6510 B	AVAILABLE	1,778



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