

1180-1190 VILLAGE RIDGE PT

Monument, CO



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

Northeast Medical/Retail / For Sale



Mark Useman
Executive Managing Director
museman@coscommercial.com
O: 719 418 4069
M: 719 231 7400

Cushman & Wakefield | Colorado Springs Commercial
2 N. Cascade Ave., Suite 720
Colorado Springs, CO 80903
O: 719 634 1500
F: 719 418 4089
coscommercial.com

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BUILDING SIZE

4,733 SF – First Floor
3,532 SF – Available
 1,201 SF – LASER
 2,023 SF – Basement
2,023 SF - Available
6,756 SF TOTAL

SALE PRICE

\$1,450,000

LOT SIZE

1.28 acres

YEAR BUILT

2009

PARKING

23 Spaces

PROPERTY TAXES

\$18,369.66 (2018)

ZONING

CC

NEIGHBORING TENANTS

Premier Vision, Monument Academy, Integrity Bank, Kum & Go, Back East Bar and Grill, SunDance Studio, Woodmoor Veterinary Hospital & Pet Lodge, Jimmy John's, 3 Margaritas

COMMENTS

- High Visibility
- Strong Demographics
- High Growth Retail Area



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	TRAFFIC COUNT
1 Mile	4,396	\$146,948	
3 Miles	23,001	\$138,788	14,477
5 Miles	37,513	\$144,037	CO Hwy 105

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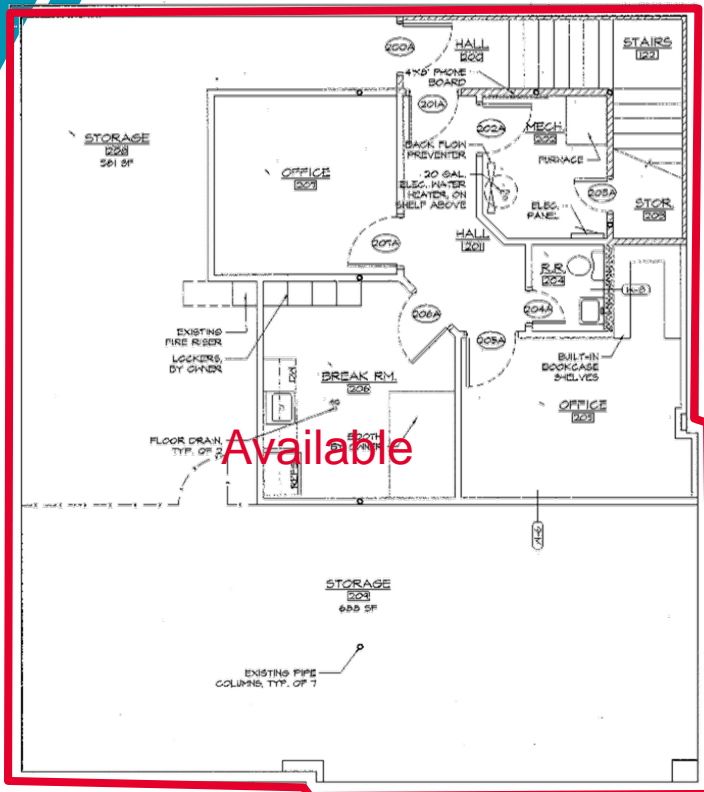
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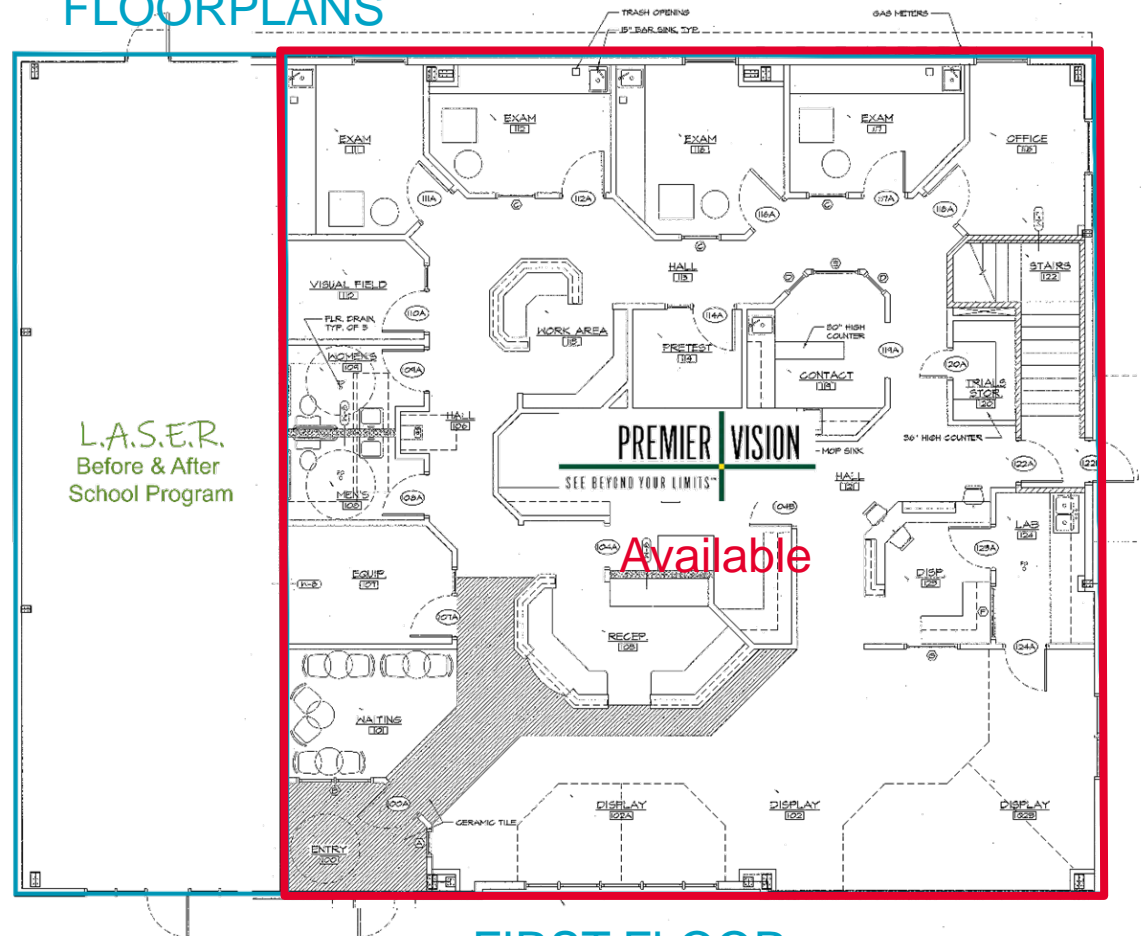
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FLOORPLANS



BASEMENT



FIRST FLOOR

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NEIGHBORHOOD RETAIL MAP



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