

# COMING SOON!

205 NORTH CHELTON ROAD

Colorado Springs, CO 80909



## RETAIL SPACE FOR LEASE

**To Be Built** prime retail available directly across from Walmart Supercenter on busy Chelton Road just south of Platte Avenue. 1,200-8,500 square feet and end cap with drive through available, but won't last long!

Prime corner location in the heart of the city, offering high visibility with 13,554 cars per day travelling this intersection.

Utilities are stubbed on site. Three existing curb cuts – two off North Chelton and one on South Chelton Loop.

This 1.08 acre corner lot is also being offered for sale at \$470,000.

+ Flexible C-6 zoning is an ideal location for:

- Quick serve or fast food restaurant
- Auto repair shop
- Auto/motorcycle sales
- Convenience store
- Retail shops
- Restaurant/bar
- Medical office
- Liquor store
- Veterinary hospital
- Construction showroom/office



## CONTACT US

### NICOLA MYERS-MURTY

Vice President

+1 719 471 6042

nicola.myers-murty@cbre.com

# RETAIL SPACE FOR LEASE BUILD-TO-SUIT

3315  
SOUTH CHELTON LOOP  
Colorado Springs, CO 80909



	1 Mile	3 Mile	5 Mile
<b>Population</b>	16,456	116,111	266,080
<b>Household Income</b>	6,577	49,054	109,895
<b>Lease Rate</b>	\$19.00-\$21.00/SF + \$8.00/SF NNN		
<b>TRAFFIC COUNTS</b>			
<b>Chelton Rd at Bijou St</b>			13,554 VPD
<b>Chelton Rd at Chelton Loop</b>			16,044 VPD
<b>Chelton Rd at Platte Ave</b>			41,901 VPD



© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.