

# Monument Marketplace North

Exclusively Listed and Presented By:

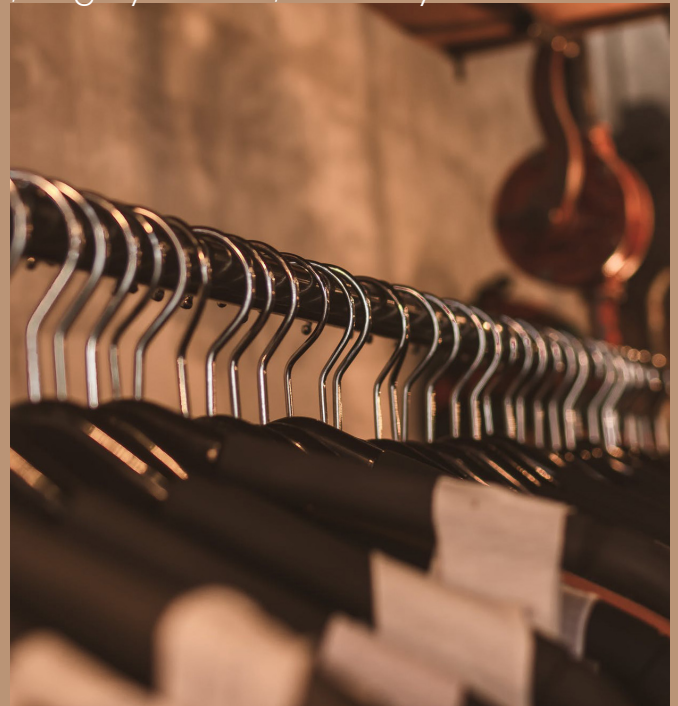


**CUSHMAN & WAKEFIELD**

**Colorado Springs Commercial**



NEW DEVELOPMENT IN THE HEART OF MONUMENT, CO  
Shadow Anchored by Walmart, Home Depot, Kohl's in Monument's Growing Retail Submarket. Excellent Demographics, Highly Visible, & Easily Accessible.



*Dine*

*Shop*

*Entertain*

# Monument Marketplace North

*Dine Shop*



## Availability - Concept Plan

<p><b>Lot A</b> 0.91 Acres 3,150 Restaurant/Retail</p>	<p><b>Lot C</b> 1.15 Acres 9,100 Retail</p>	<p><b>Lot E</b> 1.10 Acres 4,950 Convenience Store/ Retail/Fast Food</p>	<p><b>Lot G</b> 1.47 Acres 10,000 Retail/Office</p>
<p><b>Lot B</b> 1.06 Acres 3,660 Restaurant/Retail</p>	<p><b>Lot D</b> 0.83 Acres 3,800 Retail/Restaurant</p>	<p><b>Lot F</b> SOLD</p>	

## Ideal Uses

- Restaurant
- Fast Food Restaurant
- Retail Center
- Gas & Convenience
- Fitness Center
- Bank
- Office
- Medical Office
- Car Wash
- Automotive Services
- Automotive Sales

## Zoning

PD (Planned Development)  
Town of Monument

## Pricing

Pad Sites Sale Price: \$15.00 to \$20.00/SF  
Lease Rates: \$29.00 to \$32.00/SF NNN



# Entertain

MONUMENT

Northeast Retail Submarket



Colorado Springs  
Commercial



## Demographics

Population	1 Mile	3 Miles	5 Miles
2023 Projection	3,947	26,502	52,490
2018 Estimate	3,620	24,722	49,003
2010 Census	2,870	22,235	43,172
Growth 2018-2023	9.03%	7.20%	7.12%
Growth 2010-2018	26.13%	11.19%	13.51%
Households:			
2023 Projection	1,332	9,297	17,090
2018 Estimate	1,217	8,649	15,815
2010 Census	941	7,639	13,462
Growth 2018 - 2023	9.45%	7.49%	8.06%
Growth 2010 - 2018	29.33%	13.22%	17.48%
2018 Average Household Income	\$141,454	\$139,216	\$140,135
2018 Median Household Income	\$115,291	\$113,421	\$114,182

## Traffic Counts

Jackson Creek Pkwy. & Harness Rd. 15, 630 v.p.d.  
 I-25 between Baptist Rd. & Hwy 105 Exits 67,493 v.p.d.

Jackson Creek Pkwy. Lane Expansion 2 to 4 Lanes 2019  
 Jackson Creek Pkwy. at Harness Rd. Signalized Intersection 2019

## NOW PRE-LEASING

Lot C Proposed Multitenant Retail 9,100 SF





For more information, please contact exclusive agent:

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**Colorado Springs Commercial**

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