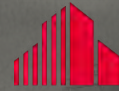


Shoppes at the Ball Park For Lease



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

Vista

**SEC of Barnes Rd & Tutt Blvd
Northeast Colorado Springs**

PROPERTY HIGHLIGHTS

- Phase I: For Lease - Fully Built-Out Restaurant
3,250 SF - Available
- Phase II: Now Pre-Leasing
1,200 SF - 7,200 SF
- Pad Site: For Sale or Lease
4,800 SF Buildable Available

- Easy access and excellent visibility
- Close proximity to new & existing housing developments
- Adjacent to Sky Sox Stadium and close proximity to Costco & other national retailers
- Call for Pricing



AREA RETAILERS



DEMOGRAPHICS

	Total Population	Average HH Income
1-mile	14,816	\$82,514
3-mile	117,245	\$77,906
5-mile	235,025	\$75,636

TRAFFIC COUNTS

Barnes Rd	20,451 VPD
Tutt Blvd	13,128 VPD



#	PHASE I	SF
A	Sola Salon	5,200
B	Hurts Donut Co.	3,250
C	Fully Built-Out Restaurant Available	3,250

#	PHASE II	SF
A	AVAILABLE	1,200
B	AVAILABLE	1,200
C	AVAILABLE	1,200
D	AVAILABLE	1,200
E	AVAILABLE	1,200
F	AVAILABLE	1,200

PAD SITE	SF
AVAILABLE	4,800

Join the Switchbacks and Sky Sox at this prime retail location!



