Shoppes at the Ball Park For Lease

CUSHMAN & WAKEFIELD

Colorado Springs Commercial



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



This information is believed reliable but we make no guarantee, warranty or representation about its accuracy and completeness prior sale, lease and withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.



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

Barne	es Rd	
20,45	1 VPD	,

Tutt Blvd 13,128 VPD





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# A B C	PHASE I Sola Salon Hurts Donut Co. Fully Built-Out	SF 5,200 3,250
	Restaurant Available	3,250
#	PHASE II	SF
A	AVAILABLE	1,200
В	AVAILABLE	1,200
С	AVAILABLE	1,200
D	AVAILABLE	1,200
E	AVAILABLE	1,200
F	AVAILABLE	1,200
PAD S AVAIL	SF 4,800	

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



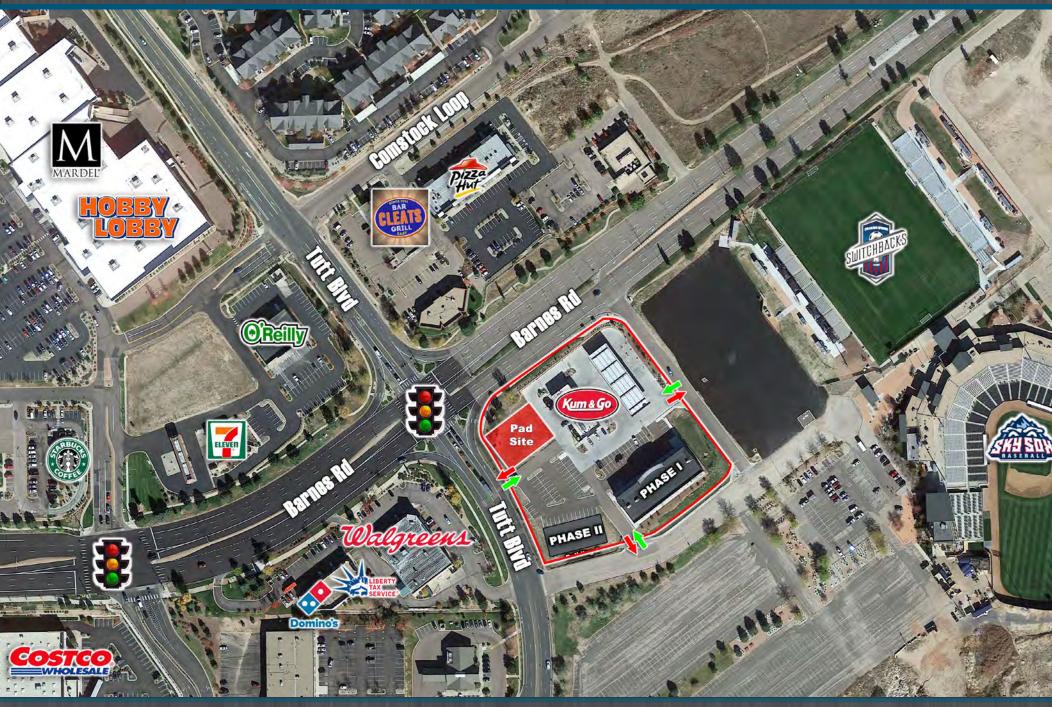
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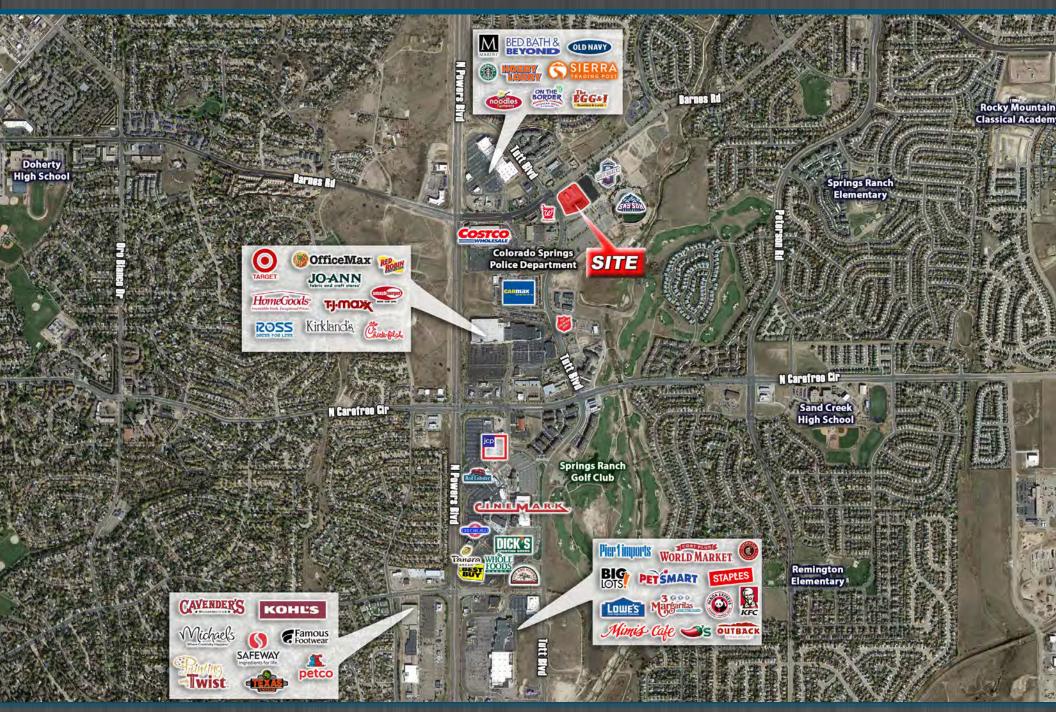
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