

FOR LEASE

Gleneagle Square

13860-13880 GLENEAGLE DRIVE, COLORADO SPRINGS, CO 80921

RETAIL

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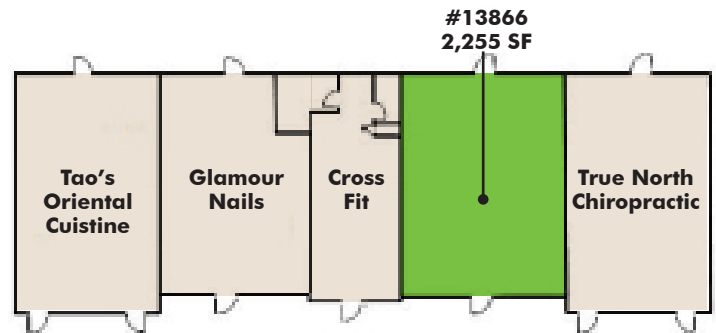
EASY ACCESS TO I-25

IN PROMINENT NORTHGATE AREA

- + Located off Struthers Road and Gleneagle Drive near the "North gate" entrance to the Air Force Academy
- + Easy access to I-25, Monument, Black Forest and Briargate areas
- + Suite 13866 can be demised to two units

Property Details

Space Available	Suite 13866 / 2,255 SF
Lease Rate	\$14.00/SF
NNN	\$5.00/SF
Zoning	R4
Year Built	2003



2018 Estimated Demographics

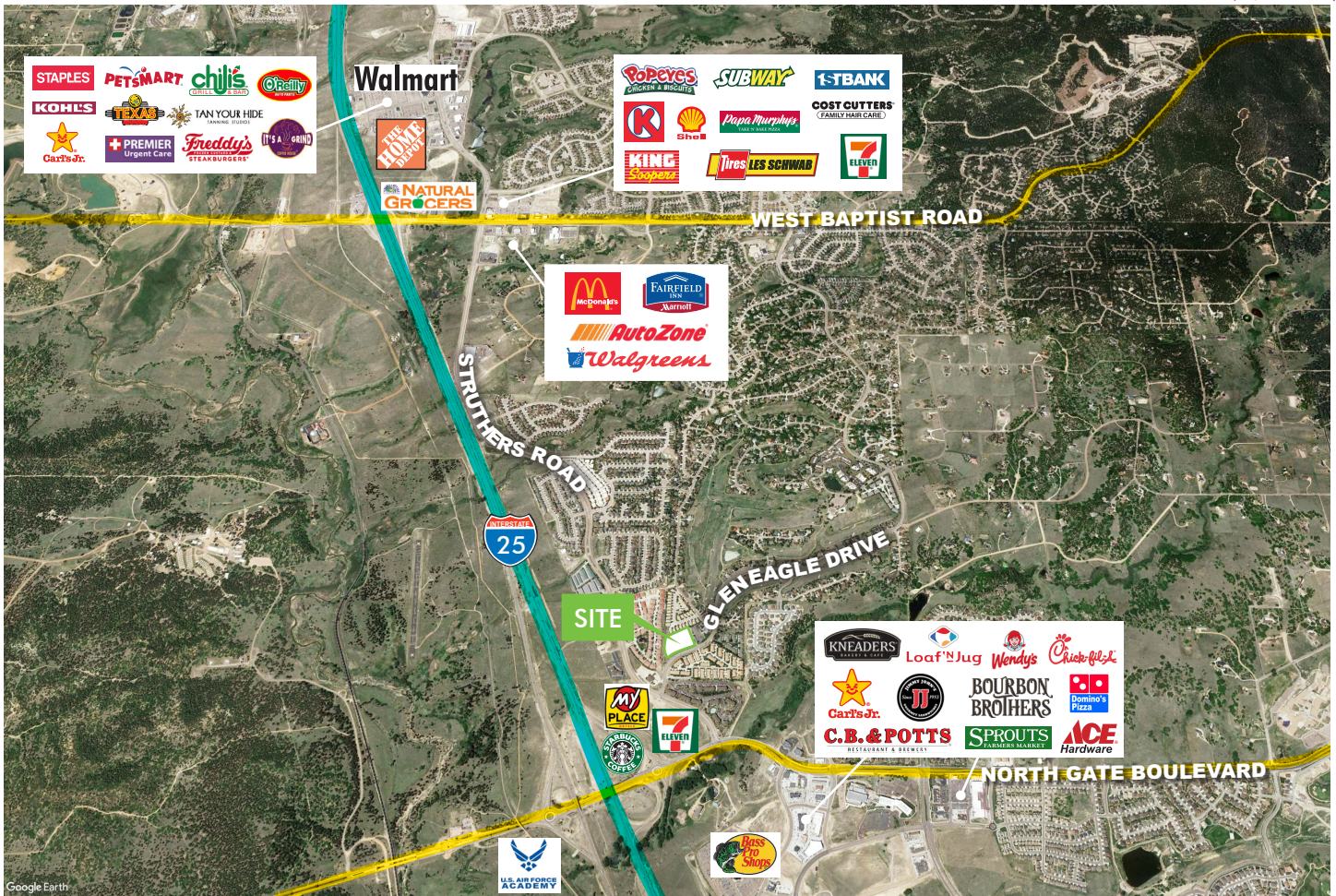
	1 mile	3 miles	5 miles
Population	5,851	27,523	52,451
Average Household Income	\$145,684	\$149,696	\$146,835
Households	2,038	9,213	16,1872
Average Housing Value	\$481,166	\$524,986	\$532,733

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Traffic Counts

I-25 at North Gate Boulevard	91,000 VPD
Gleneagle Drive at North Gate Boulevard	12,489 VPD



CONTACT US

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