## Monument Marketplace North

Exclusively Listed and Presented By:



### 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.









ntertain

# Monument Marketplace North

Dine Shop Entertain



Lot E

Lot F

SOLD

1.10 Acres

Retail/Fast Food

4,950 Convenience Store/

## Availability - Concept Plan

Lot C

1.15 Acres

9,100 Retail

Lot A 0.91 Acres

3,150 Restaurant/Retail

Lot B 1.06 Acres 3,660 Restaurant/Retail

Ideal Uses

Bank

Lot D 0.83 Acres

3,800 Retail/Restaurant

Zoning PD (Planned Development)

Town of Monument

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



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

Lot G

1.47 Acres

10,000 Retail/Office









## Demographics

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Population	1 Mile
2023 Projection	3,947
2018 Estimate	3,620
2010 Census	2,870
Growth 2018-2023	9.03%
Growth 2010-2018	26.13%
Households:	
2023 Projection	1,332
2018 Estimate	1,217
2010 Census	941
Growth 2018 - 2023	9.45%
Growth 2010 - 2018	29.33%
2018 Average Household Income	\$141,454
2018 Median Household Income	\$115,291

Traffic Counts Jackson Creek Pkwy. & Harness Rd.

I-25 between Baptist Rd. & Hwy 105 Exits

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





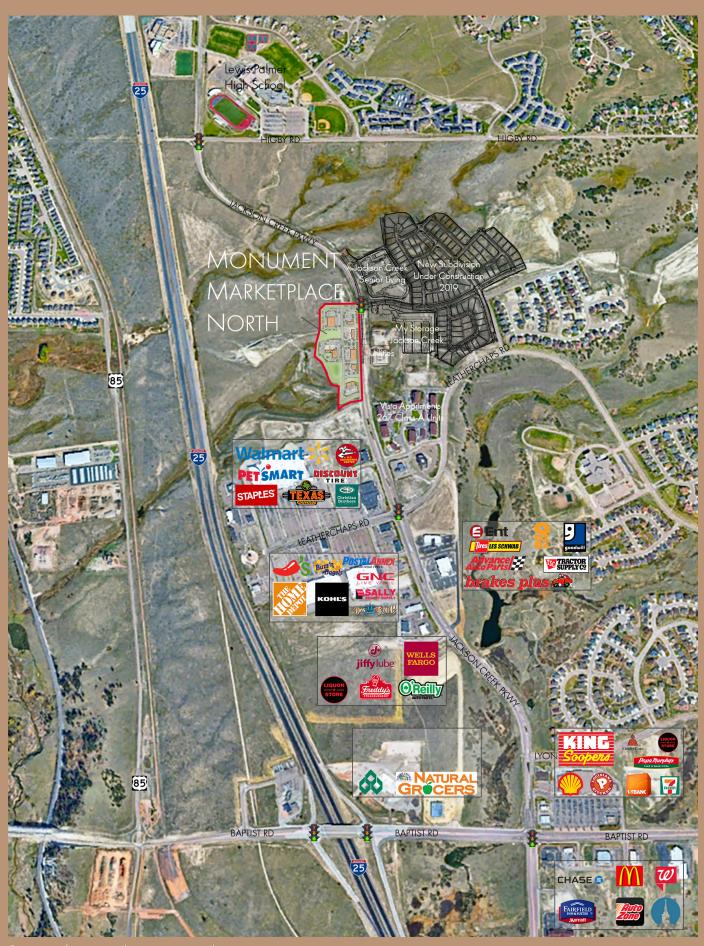
MONUMENT

## CUSHMAN & WAKEFIELD

#### **Colorado Springs** Commercial

3 Miles	5 Miles
26,502	52,490
24,722	49,003
22,235	43,172
7.20%	7.12%
11.19%	13.51%
9,297	17,090
8,649	15,815
7,639	13,462
7.49%	8.06%
13.22%	17.48%
\$139,216	\$140,135
\$113,421	\$114,182

15, 630 v.p.d. 67,493 v.p.d.



For more information, please contact exclusive agen

Mark Useman O: 719 418 4069 M: 719 231 7400 museman@coscommercial.co

### CUSHMAN & WAKEFIELD

#### Colorado Springs Commercial

2 N Cascade Ave., 720 Colorado Springs, CO 80903 coscommercial.com