

# 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 Entertain

MONUMENT  
Northeast Retail Submarket



CUSHMAN & WAKEFIELD

Colorado Springs Commercial



## Availability - Concept Plan

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

## 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



## 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.  
I-25 between Baptist Rd. & Hwy 105 Exits

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

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







For more information, please contact exclusive agent:

**Mark Useman**

O: 719 418 4069

M: 719 231 7400

[museman@coscommercial.com](mailto:museman@coscommercial.com)



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

2 N Cascade Ave., 720  
Colorado Springs, CO 80903  
[coscommercial.com](http://coscommercial.com)