



FOR LEASE

# UNION TOWN CENTER

## 8776 N. UNION BLVD.

COLORADO SPRINGS, CO 80920

### SPACE AVAILABLE

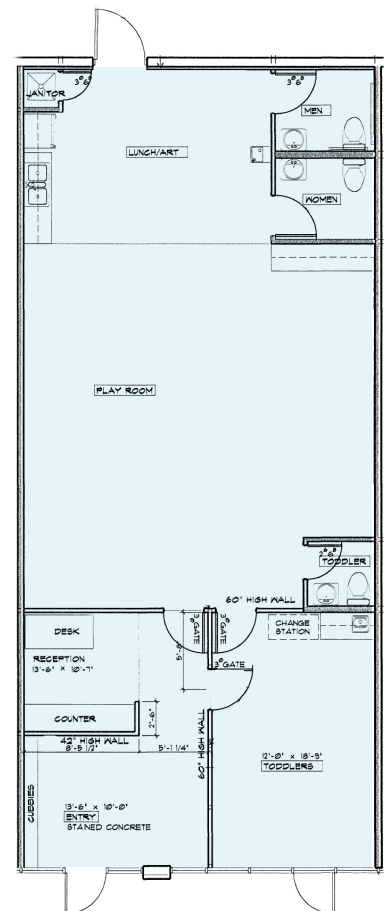
Union Town Center is located at the northwest corner of Union Boulevard and Research Parkway. Join national credit tenants Safeway, Walgreens, Pizza Hut, Subway, Taco Bell, and more.

The space available is in an out building on the eastern side of the property located directly across from Summit Cleaners. This is an in-line unit situated between Pizza Time and ReNew 1-Day Dentures.

The center has ample parking and boasts strong household demographics.

#### PROPERTY DETAILS

SPACE AVAILABLE:	Suite 8776 - 1,582 SF
LEASE RATE:	\$24.00/SF
NNN (Est.):	\$9.50/SF





**2019 ESTIMATED DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
POPULATION	14,728	83,459	185,571
HOUSEHOLDS	4,909	30,107	68,493
AVERAGE HOUSEHOLD INCOME	\$120,048	\$110,847	\$105,525



**2019 TRAFFIC COUNTS**

RESEARCH PKWY AT N UNION BLVD	22,108 VPD
RESEARCH PKWY AT LEXINGTON DR	11,081 VPD

**CONTACT US**

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