

Shoppes at the Ball Park For Lease



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

Vista

**SEC of Barnes Rd & Tutt Blvd
Northeast Colorado Springs**

PROPERTY HIGHLIGHTS

- Phase I: 100% Leased
- 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



DEMOGRAPHICS

	2018 Total Population	Average HH Income
1-mile	14,350	\$88,040
3-mile	118,384	\$84,840
5-mile	241,025	\$82,919

TRAFFIC COUNTS

Barnes Rd 31,699 VPD ('15)
Tutt Blvd 13,128 VPD ('14)

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#	PHASE I	SF
A	Sola Salon	5,200
B	Hurts Donut Co.	3,250
C	AVAILABLE	3,250

#	PHASE II	SF
A	AVAILABLE	1,200
B	AVAILABLE	1,200
C	AVAILABLE	1,200
D	AVAILABLE	1,200
E	AVAILABLE	1,200
F	AVAILABLE	1,200

PAD SITE	SF
AVAILABLE	4,800

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



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.

Mark Useman | museman@coscommercial.com | 719.418.4069

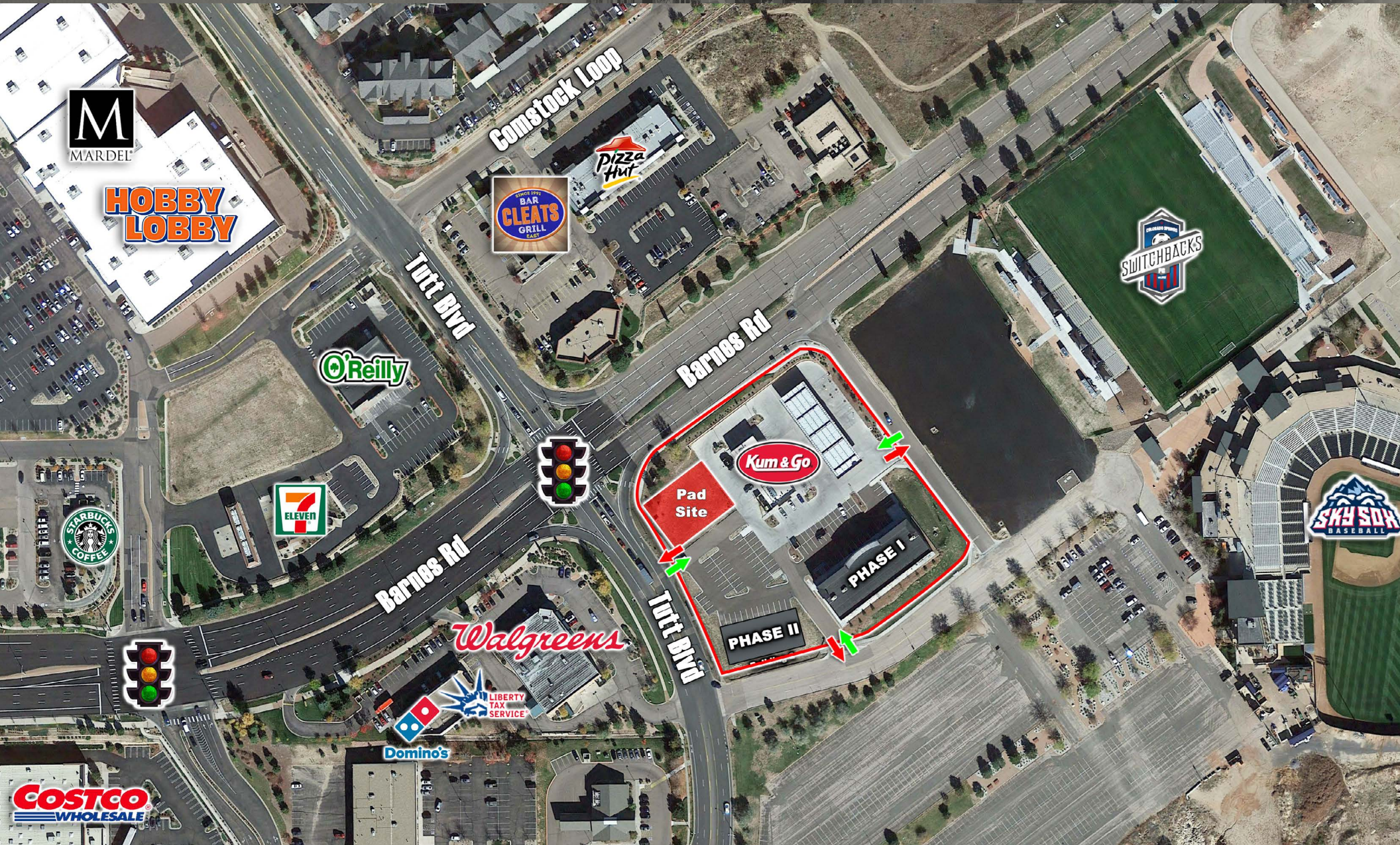
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