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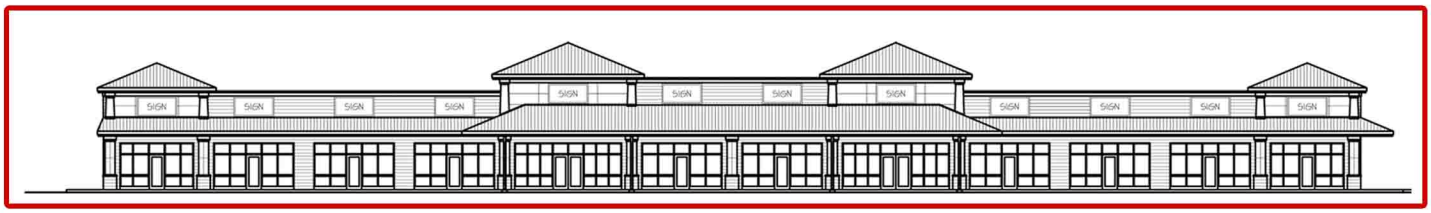


STETSON COMMONS

LOCATION
POWERS AT STETSON HILLS BLVD AND TUTT BLVD

LEASE RATE
$18 ~ 20.00/SF NNN

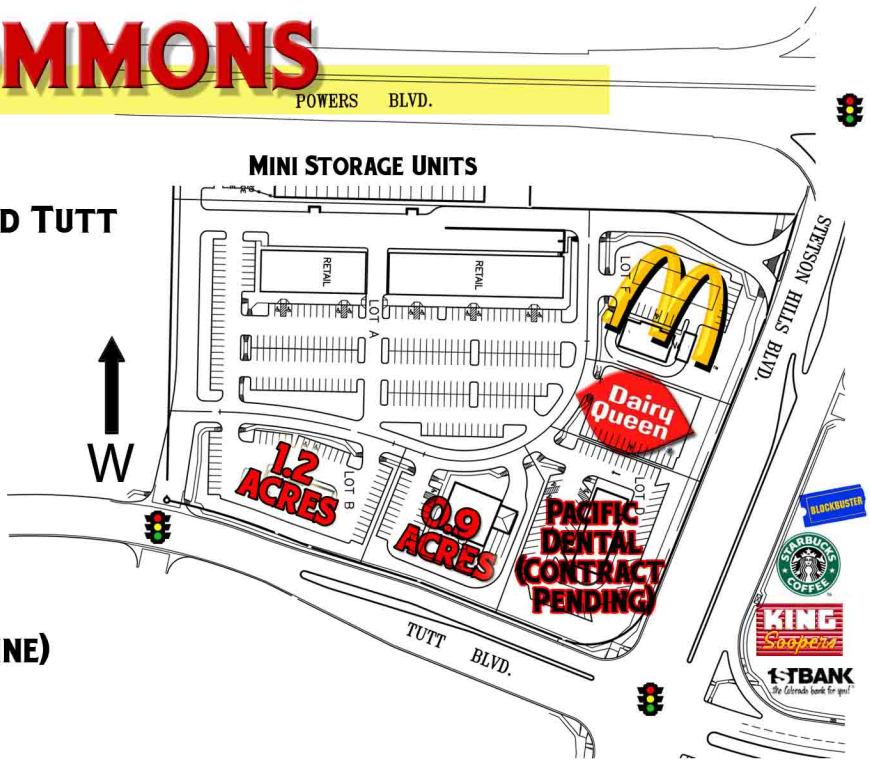
AVAILABLE SPACE
1,200 ~ 23,000 SQUARE FEET

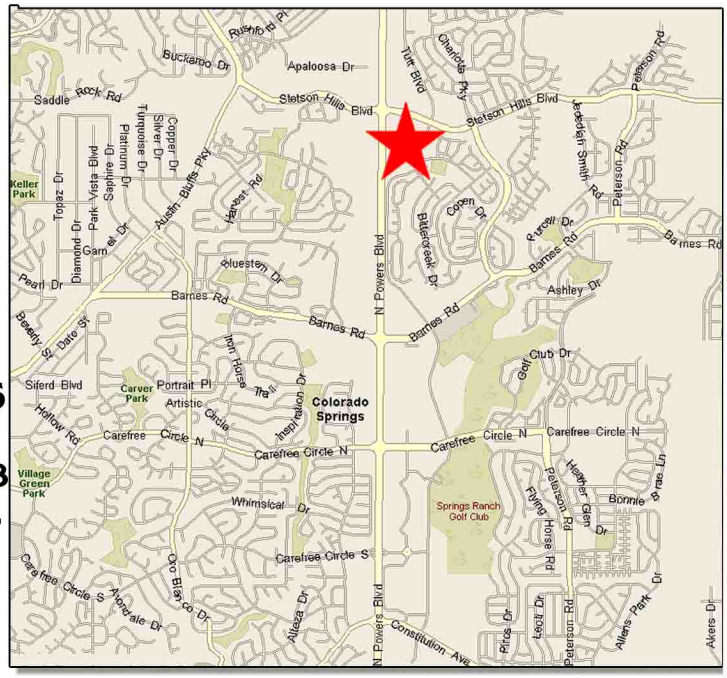
PAD SITES
$16 ~ 18.00/SF
0.8 ACRES ~ 1.2 ACRES (COULD COMBINE)

PARKING
MORE THAN 5/1000

ZONING
PBC (PLANNED BUSINESS CENTER)
CITY OF COLORADO SPRINGS

TRAFFIC COUNT
STETSON HILLS AND POWERS ~ 55,000 CPD (APPROX.)





DEMOGRAPHICS (2006 ESTIMATE)	MILE 1	MILE 3	MILE 5
POPULATION:	13,081	91,587	200,918
AVE HH INCOME:	$73,091	$66,410	$63,204
POPULATION UNDER AGE 20:	33%	33%	32%

C. SCOTT GRAY
(719) 243-6400
scott@cornerstoneretail.com
JOHN SIMONS
(719) 492-1111
johns@cornerstoneretail.com

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STETSON COMMONS
AUSTIN BLUFFS
STETSON HILLS
SITE
TUTT
POWERS BLVD.
BARNES
SKY SOX STADIUM
POLICE STATION
Fire Station
NORTH CAREFREE
SPRINGS RANCH GOLF COURSE
CORNERSTONE
BLOCKBUSTER VIDEO
1ST BANK
KING SOOPERS
Arby's
SUBWAY
Rally's
Carl's Jr.
OLD NAVY
CHECKER AUTO PARTS
GOODTIMES
BED BATH & BEYOND
MARDEL CHRISTIAN & EDUCATION
Pizza Hut
STATE FARM INSURANCE
HOBBY LOBBY CREATIVE CENTERS
noodles & company
Walgreens
TARGET
TJ maxx
ROSS DRESS FOR LESS
OfficeMax
JO-ANN
GameStop
Wahoo's
HONEYBAKED
Qdoba
LIQUOR
RED ROBIN
Chick-fil-A
BANK ONE
JCPenney
CINEMARK
Panera
COLD STONE CREAMERY
Fox & Hound
OLD CHICAGO
DICK'S SPORTING GOODS
BEST BUY
WILD OATS
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