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COLORADO PLACE SHOPPING CENTER

HIGHWAY 24 & 8TH STREET, COLORADO SPRINGS

LOCATION:
SOUTHWEST CORNER OF HIGHWAY 24 & 8TH STREET

PROJECT SIZE:
38,303 SF

AVAILABLE SPACE:
150 ~ 1,000+ SF

LEASE RATE:
$10.00~$16.00 / SF

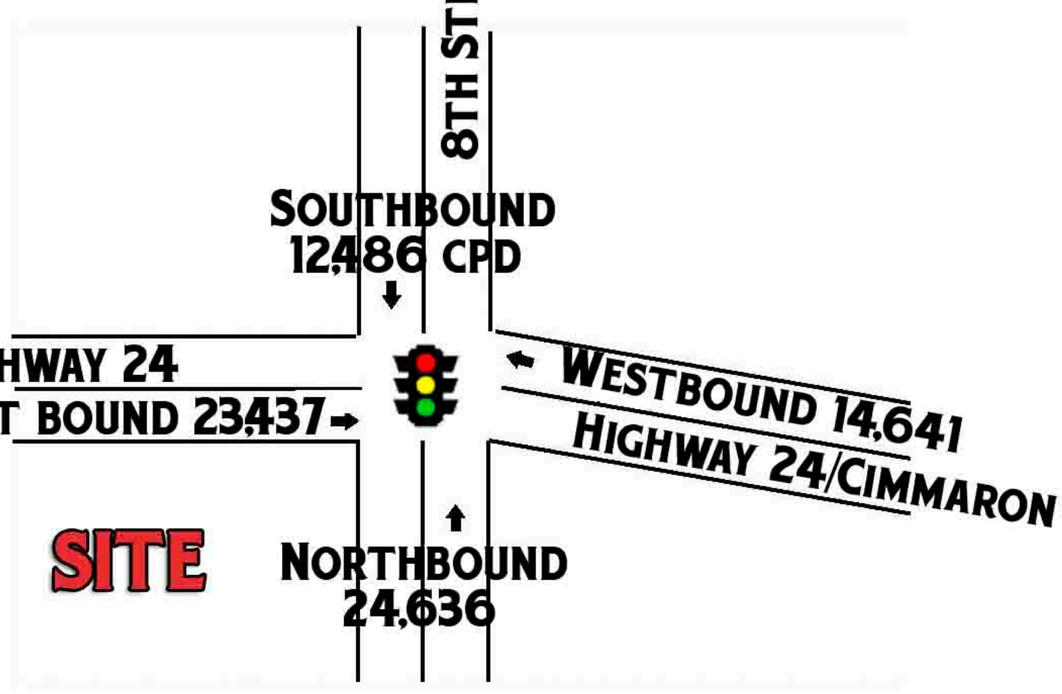
NNN:
$3.04 / SF

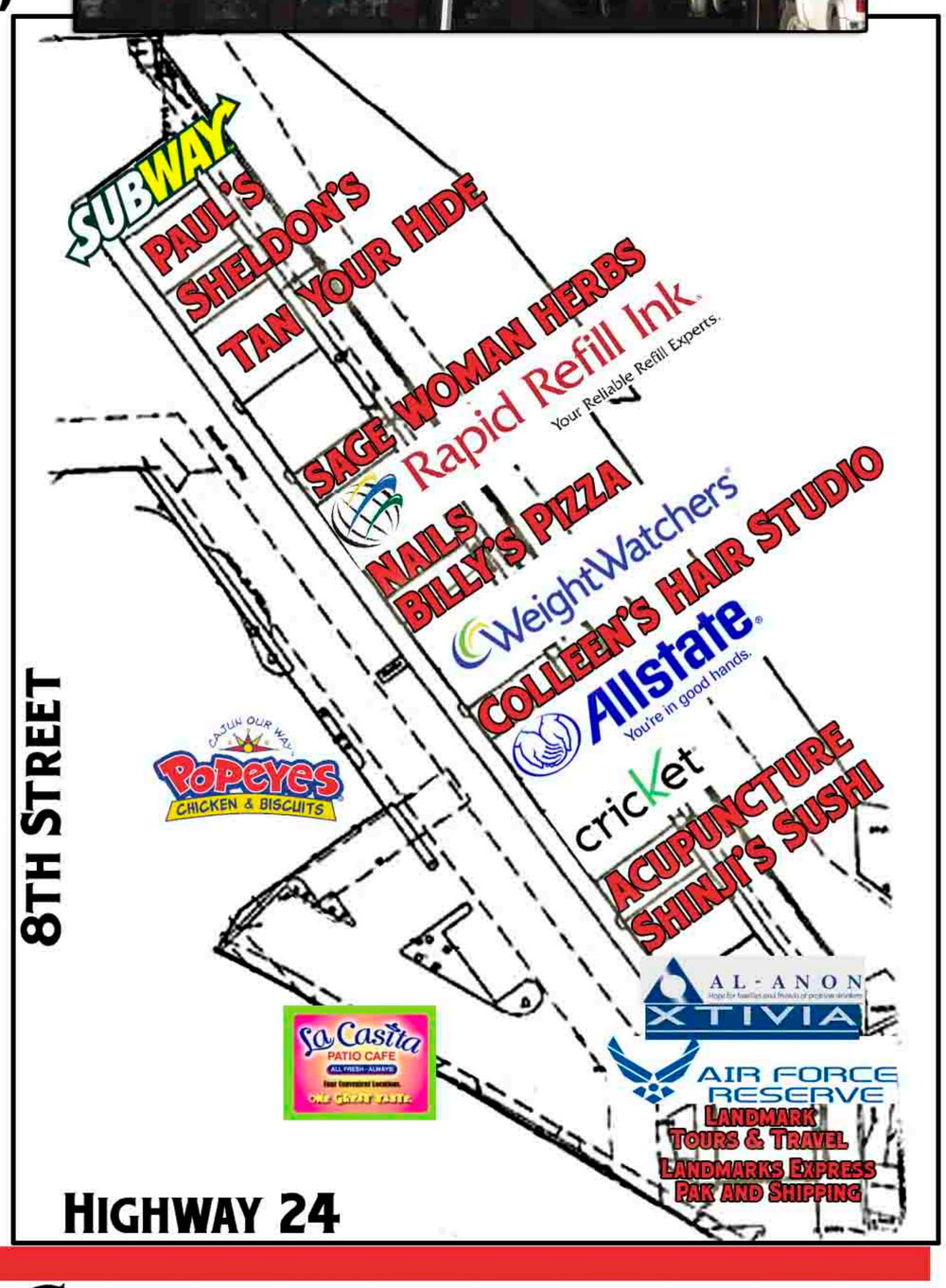
ZONING:
PBC (PLANNED BUSINESS CENTER)

TRAFFIC COUNTS:

8TH STREET AT HIGHWAY 24/CIMMARON STREET: (2001)
SOUTHBOUND: 12,486
NORTHBOUND: 24,636

CIMMARON STREET/HWY 24 AT 8TH STREET: (2004)
EASTBOUND: 23,437
WESTBOUND: 14,641





DEMOGRAPHICS:	MILE 1	MILE 3	MILE 5
(2009 PROJECTION ~ POPULATION)			
POPULATION:	6,663	69,539	169,816
AVE. HH INCOME:	$41,871	$50,925	$52,510

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