



## JOIN THESE RETAILERS



### PROPERTY FEATURES:

- Highly-trafficked central business district of Monument
- Strong area demographics
- Easy access and high visibility from Hwy 105 & I-25
- Affordable lease rates
- Ample Parking

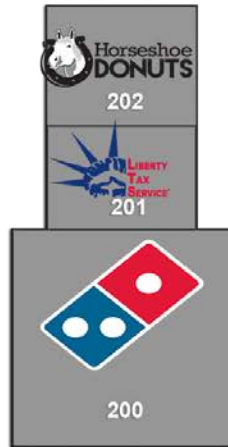
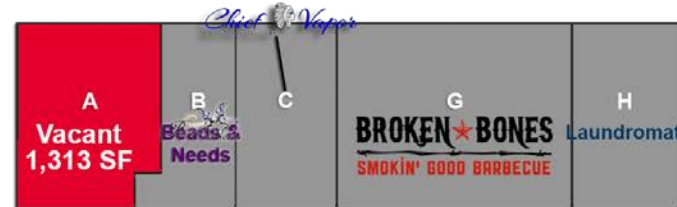
### PROPERTY DETAILS

<b>BUILDING SIZE</b>	27,894 SF
<b>AVAILABLE SPACE</b>	1,050-1,313 SF
<b>LEASE RATE</b>	\$14.00/SF NNN
<b>NNN EXPENSES</b>	\$6.00/SF (est.)
<b>LOT SIZE</b>	3.6 Acres
<b>PARKING SPACES</b>	111
<b>PARKING RATIO</b>	4.00
<b>ZONING</b>	C-1 (Monument)
<b>YEAR BUILT</b>	1983-1984

For more information, please contact:

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,605	22,165	33,498
AVG. HH INCOME	\$68,588	\$98,726	\$98,715

AVAILABILITY	
SUITE 203	1,050 SF
SUITE A	1,313 SF
SUITE I	1,050 SF

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