



**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>	850-1,313 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>	4.00/1,000
<b>ZONING</b>	C-1 (Monument)
<b>YEAR BUILT</b>	1983-1984

For more information, please contact:

**Mark Useman**  
**Executive Managing Director**  
+1 719 418 4069  
[museman@coscommercial.com](mailto:museman@coscommercial.com)

2 N Cascade Avenue, Suite 520  
Colorado Springs, CO 80903  
phone: +1 719 634 1500  
[coscommercial.com](http://coscommercial.com)

210 <b>LIVE NOW</b>	209 Game City	208 Tk Nails	206 Dirty Dogs Grooming	205 Inconcievable Toys and Games	203 Vacant 1,050 SF
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A Vacant 1,313 SF	B Beads & Needs	C Chief & Vegas	E <b>BROKEN BONES</b> SMOKIN' GOOD BARBECUE	H Laundromat
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AMERICAN FAMILY INSURANCE
212 <b>roadstar</b>
213
<b>WELLS FARGO</b>
214

Horseshoe DONUTS
202
Vacant 850 SF 201

200

Vacant 1,050 SF I
Vacant 1,050 SF J
COLUMBINE GARDENS 一條龍
K

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION</b>	3,389	20,922	35,343
<b>AVG. HH INCOME</b>	\$108,283	\$125,402	\$132,472
<b>TRAFFIC COUNT (HWY 105)</b>	19,401 v.p.d		

AVAILABILITY	
<b>SUITE 201</b>	850 SF
<b>SUITE 203</b>	1,050 SF
<b>SUITE A</b>	1,313 SF
<b>SUITE I</b>	1,050 SF
<b>SUITE J</b>	1,050 SF

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