

**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**1,078 SF AVAILABLE FOR LEASE**

**JOIN ACE HARDWARE, DOLLAR GENERAL  
& PIKES PEAK LIBRARY DISTRICT**



**1793  
S 8TH ST.**

**8TH ST**

**CHEYENNE BLVD**

**FREESTANDING BUILDING  
WITH DRIVE-THRU**



# PRIME COMMERCIAL RETAIL SPACE FOR LEASE IN COLORADO SPRINGS!



## FEATURES










**2 DRIVE-THRU LANES**  
**CONFERENCE ROOM**  
**STORAGE**

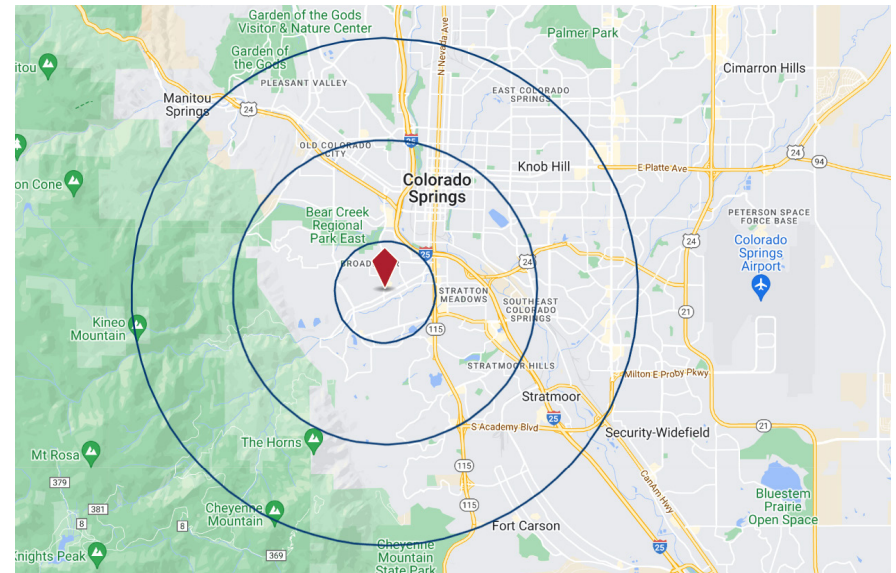
**OFFICE**  
**2 RESTROOMS**  
**LARGE RECEPTION AREA**

**LEASE RATE:**  
**\$4,000/MONTH**

**EXPENSES:**  
**\$694/MONTH**

## DEMOGRAPHICS

1 MILE RADIUS		
 9,900 POPULATION	 \$86,779 AVG. HOUSEHOLD INCOME	 4,999 HOUSEHOLDS
3 MILE RADIUS		
 64,338 POPULATION	 \$86,880 AVG. HOUSEHOLD INCOME	 30,373 HOUSEHOLDS
5 MILE RADIUS		
 175,176 POPULATION	 \$78,354 AVG. HOUSEHOLD INCOME	 75,239 HOUSEHOLDS



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