 22,991 VPD



# CHEYENNE MONTANA

NWC S ACADEMY BLVD & HIGHWAY 115 COLORADO SPRINGS, CO 80906

**SAFEGWAY** ANCHORED SHOPPING CENTER



# CHEYENNE MONTANA SHOPPING CENTER

6530-110  
**1,571 SF**

6530-109  
**2,349 SF**

UP TO 3,920 SF  
CONTIGUOUS

6558  
**1,800 SF**  
END CAP

6530-103  
**1,408 SF**

6510B  
**1,778 SF**  
END CAP





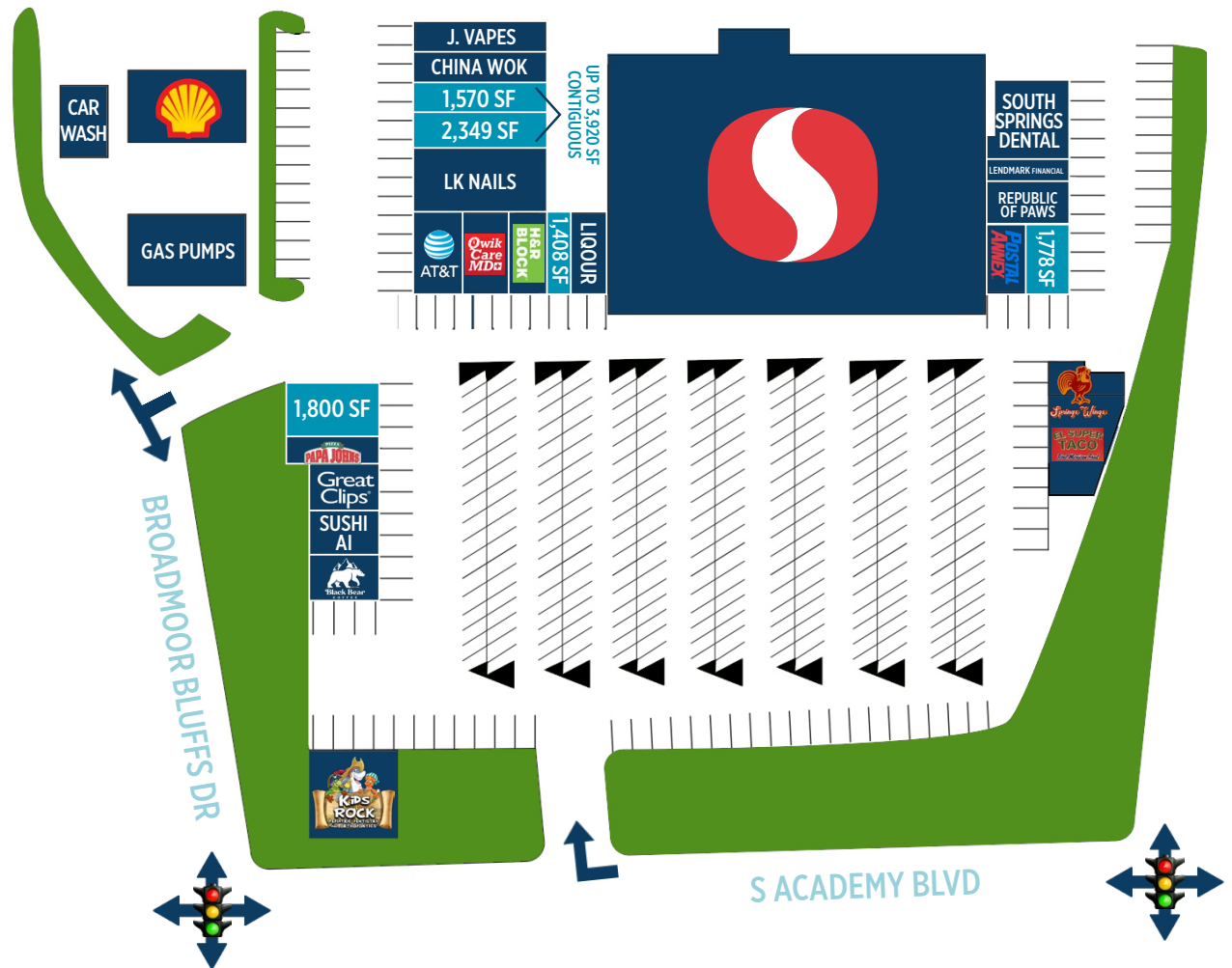
\$15-25 PSF NNN  
LEASE RATE

\$10.37 PSF  
NNN EXPENSES (2024 EST.)

99,983 SF/8.32 AC  
SHOPPING CENTER SIZE

633 SURFACE SPACES  
PARKING

PBC  
ZONING



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**HOUSEHOLDS**

1 MILE	3 MILES	5 MILES
6,169	21,460	60,592



**POPULATION**

1 MILE	3 MILES	5 MILES
14,853	55,447	156,115



**AVERAGE HOUSEHOLD INCOME**

1 MILE	3 MILES	5 MILES
\$102,848	\$91,178	\$78,192

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Total Fort Carson Population 74,814  
 Fort Carson provides a \$2.4B regional economic impact annually

