



# CHEYENNE MONTANA

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

**SAFeway** ANCHORED SHOPPING CENTER



22,991 VPD



# CHEYENNE MONTANA SHOPPING CENTER

## PROPERTY HIGHLIGHTS



\$18-25 PSF NNN  
LEASE RATE



\$13.06 PSF  
NNN EXPENSES (2025 EST.)



99,983 SF/8.32 AC  
SHOPPING CENTER SIZE



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## AVAILABLE SPACE

SUITE 6512	<b>1,094 SF</b>
SUITE 6530-103	<b>1,408 SF</b>
SUITE 6530-108	<b>2,700 SF</b>
SUITE 6530-109	<b>2,349 SF</b>
SUITE 6530-110	<b>1,571 SF</b>

UP TO 6,620 SF  
CONTIGUOUS

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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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**FORT CARSON**  
 THE MOUNTAIN POST

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

Fort Carson