

 22,991 VPD



# CHEYENNE MONTANA

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

**SAFEWAY** 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







# PROPERTY HIGHLIGHTS



\$15-25 PSF NNN  
LEASE RATE



\$13.06 PSF  
NNN EXPENSES (2025 EST.)



99,983 SF/8.32 AC  
SHOPPING CENTER SIZE





CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

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## HOUSEHOLDS

1 MILE

6,169

3 MILES

21,460

5 MILES

60,592



## POPULATION

1 MILE

14,853

3 MILES

55,447

5 MILES

156,115



## AVERAGE HOUSEHOLD INCOME

1 MILE

\$102,848

3 MILES

\$91,178

5 MILES

\$78,192

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

Fort Carson