

**AVAILABLE
3,200 SF
RETAIL**



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

CONSTITUTION PLACE

5829-5961 CONSTITUTION AVE
COLORADO SPRINGS, CO 80915





Positioned at the high-traffic intersection of Powers Blvd and Constitution Ave, Constitution Place offers exceptional visibility and access within the heart of the Powers Trade Area—a recognized hub for national retailers and one of Colorado's most dynamic commercial corridors.

This thriving shopping center benefits from strong daily traffic counts, robust residential growth, and close proximity to major national anchors. With a mix of established tenants and flexible retail spaces, Constitution Place presents a rare opportunity to join one of the city's most in-demand retail destinations.

- Surrounded by national retailers, dense rooftops, and growing population
- Excellent signage and visibility
- Ample parking and easy ingress/egress
- Ideal for retailers, service providers, or restaurants seeking high exposure in a proven market.

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SHOPPING CENTER SIZE
160,596 SF



BUILDING SIGNAGE
AVAILABLE



PARKING RATIO
6:1,000 RSF



LEASE RATE (IN-LINE)
\$29.00 per RSF NNN



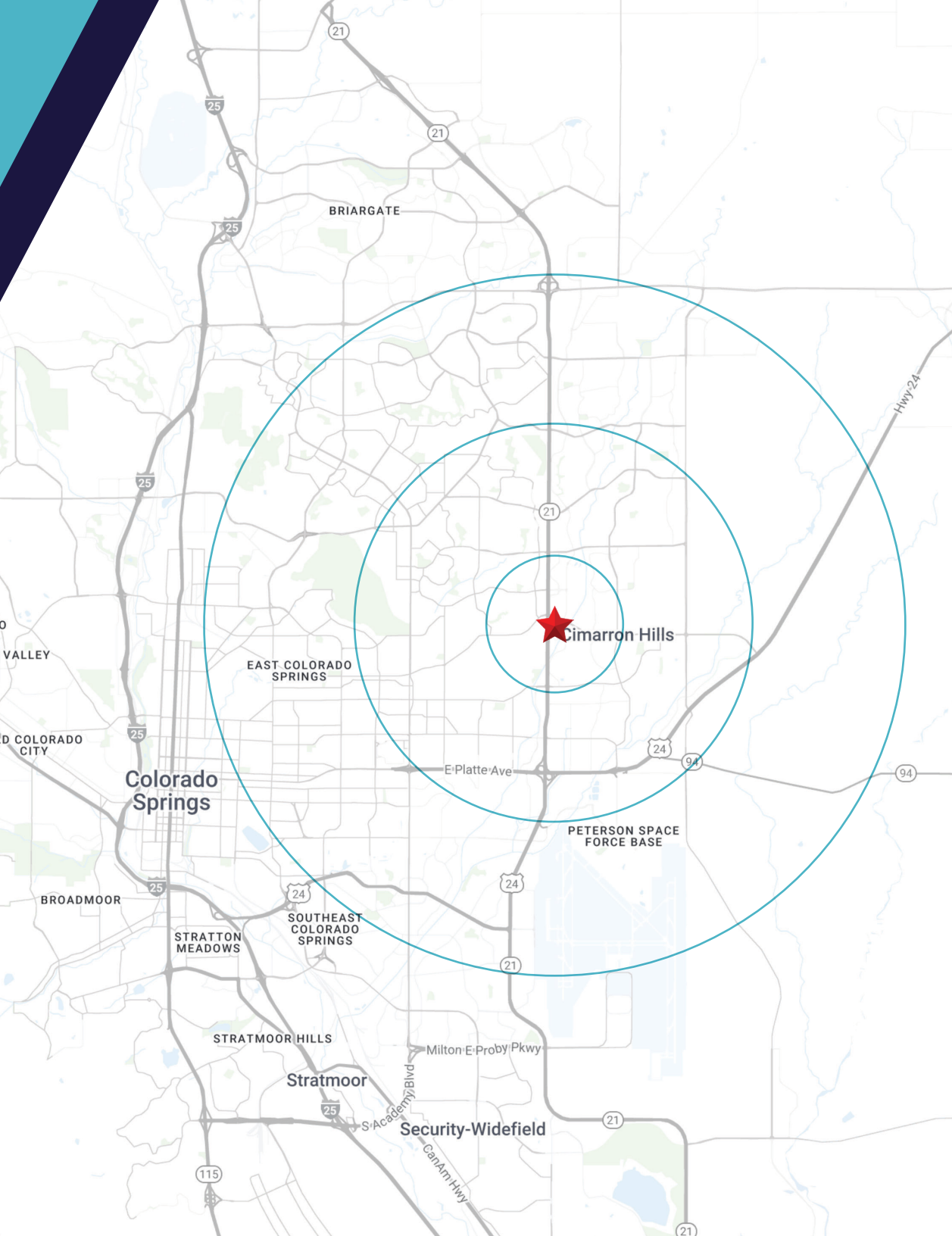
ZONING
MX-M



OPERATING EXPENSES
\$8.74 per RSF (2025 Est.)

SUITE 5929





DEMOGRAPHICS



2024 HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,995	41,686	97,696



2024 POPULATION

1 MILE	3 MILES	5 MILES
10,429	105,522	249,198



AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$94,069	\$87,418	\$87,335



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