



121-127 JUSTICE CENTER ROAD
CANON CITY, CO 81212



THE CAÑON
MOVIE THEATER



COLD STONE
CREAMERY



COLORADO
Department of Revenue
Division of Motor Vehicles

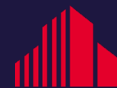
AMISH
GROCERY

Ent

DICKEYS
BARBECUE PIT

United Healthcare
ROCKY MOUNTAIN
HEALTH PLAN

The
Lost Cajun



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

SHOPS AT **FOUR MILE CREEK**
RETAIL SPACE **AVAILABLE FOR LEASE**

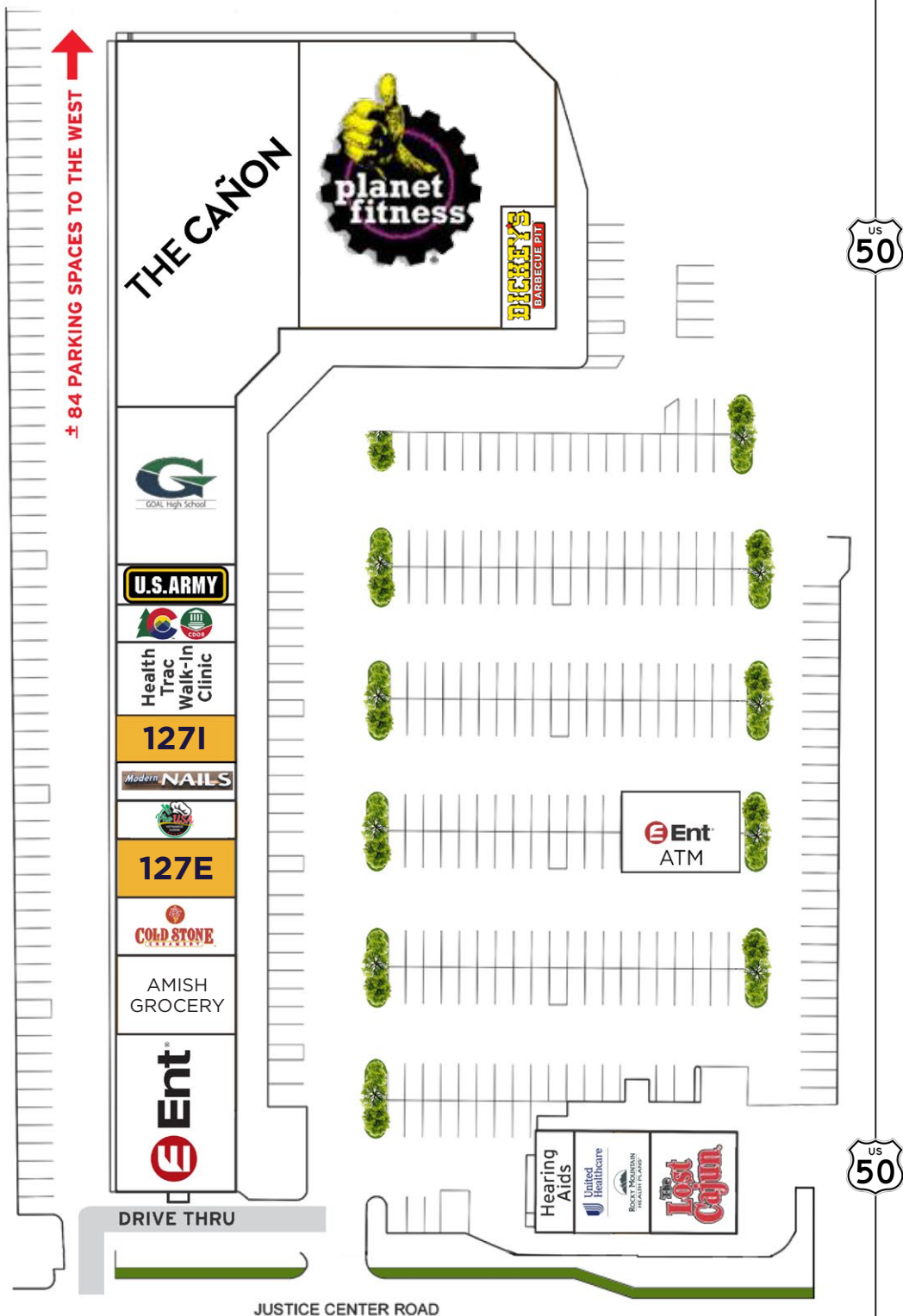
HIGH DAYTIME POPULATION



SHOPS AT **FOUR MILE CREEK**

is located in the center of Cañon City at the intersection of Highway 50 and Justice Center Road. This prominent shopping plaza provides residents and tourists great shopping, dining and entertainment options. Tourists are drawn to the areas natural beauty along the Arkansas River, including river rafting, numerous parks, hiking, canyons and the famous Royal Gorge Bridge and train ride.

- Join Planet Fitness, Ent Credit Union, Cold Stone Creamery, Dickey's BBQ and The Cañon Cinema
- Center benefits from significant up-grades (facade, roof, parking lot)
- Significant employment base within walking distance of the center
- Shop space benefits from high ceilings adaptable to a wide variety of uses
- 21,897 vehicles per day on Highway 50 and Mackenzie Avenue
- Located 45 miles southwest of Colorado Springs and 25 miles northwest of Pueblo



SUITE	SF	TENANT
121A	2,004	The Lost Cajun
121B	900	Rocky Mountain Health Plans
121C	903	Rocky Mountain Health Plans
121D	600	Canon City Hearing Aids
127A	2,400	Ent Credit Union
127B	2,400	Ent Credit Union
127C	2,400	Amish Grocery
127D	1,800	Cold Stone Creamery
127E	1,800	AVAILABLE
127F	1,200	Pho Usa
127G	1,200	Modern Nail Salon
127 I	1,400	AVAILABLE
127J	2,200	HealthTrac Walk-In Clinic
127K	1,084	Department of Motor Vehicles
127L	1,200	US Army Recruiting Office
127M-N	4,616	Goal Academy High School
127R	15,550	Planet Fitness
127T	2,050	Dickey's BBQ

PROPERTY DETAILS

GLA	±64,579 SF
PARKING	400± spaces 6:1,000
LEASE RATE	\$12.00-\$15.00 PSF/NNN
NNN	Plus \$3.23 (2024 NNN) expenses



ESTIMATED DEMOGRAPHICS

	5 MILE	10 MILE
POPULATION	31,118	39,390
HOUSEHOLDS	11,516	14,950
AVG. HOUSEHOLD INCOME	\$68,031	\$69,889



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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