



CHEYENNE MONTANA

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

SAFeway ANCHORED SHOPPING CENTER



22,991 VPD

115

CHEYENNE MONTANA SHOPPING CENTER

PROPERTY HIGHLIGHTS



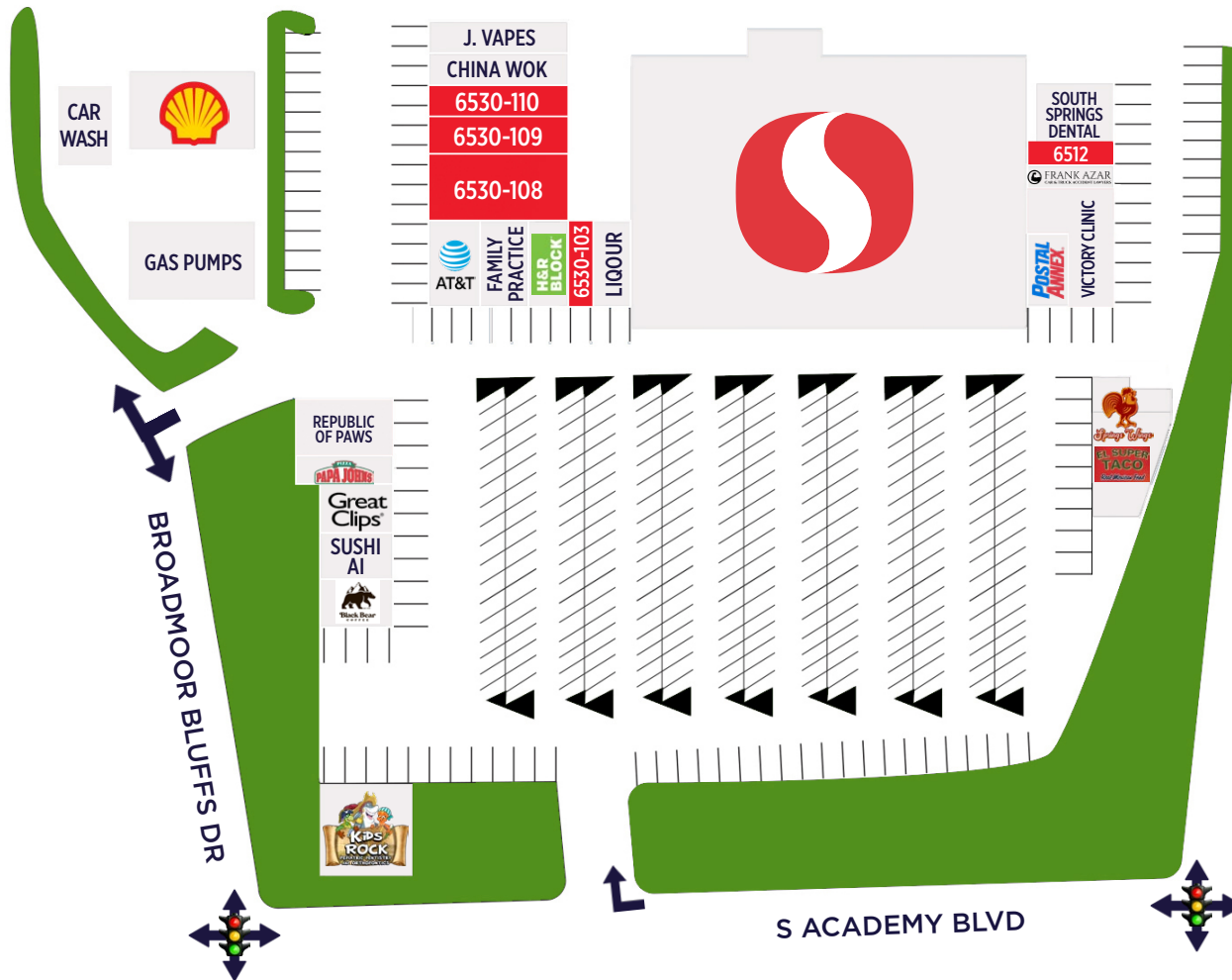
\$15-25 PSF NNN
LEASE RATE



\$13.06 PSF
NNN EXPENSES (2025 EST.)



99,983 SF/8.32 AC
SHOPPING CENTER SIZE



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AVAILABLE SPACE

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

UP TO 6,620 SF
CONTIGUOUS



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