



CHEYENNE MONTANA

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

SAFeway ANCHORED SHOPPING CENTER



CHEYENNE MONTANA SHOPPING CENTER

PROPERTY HIGHLIGHTS



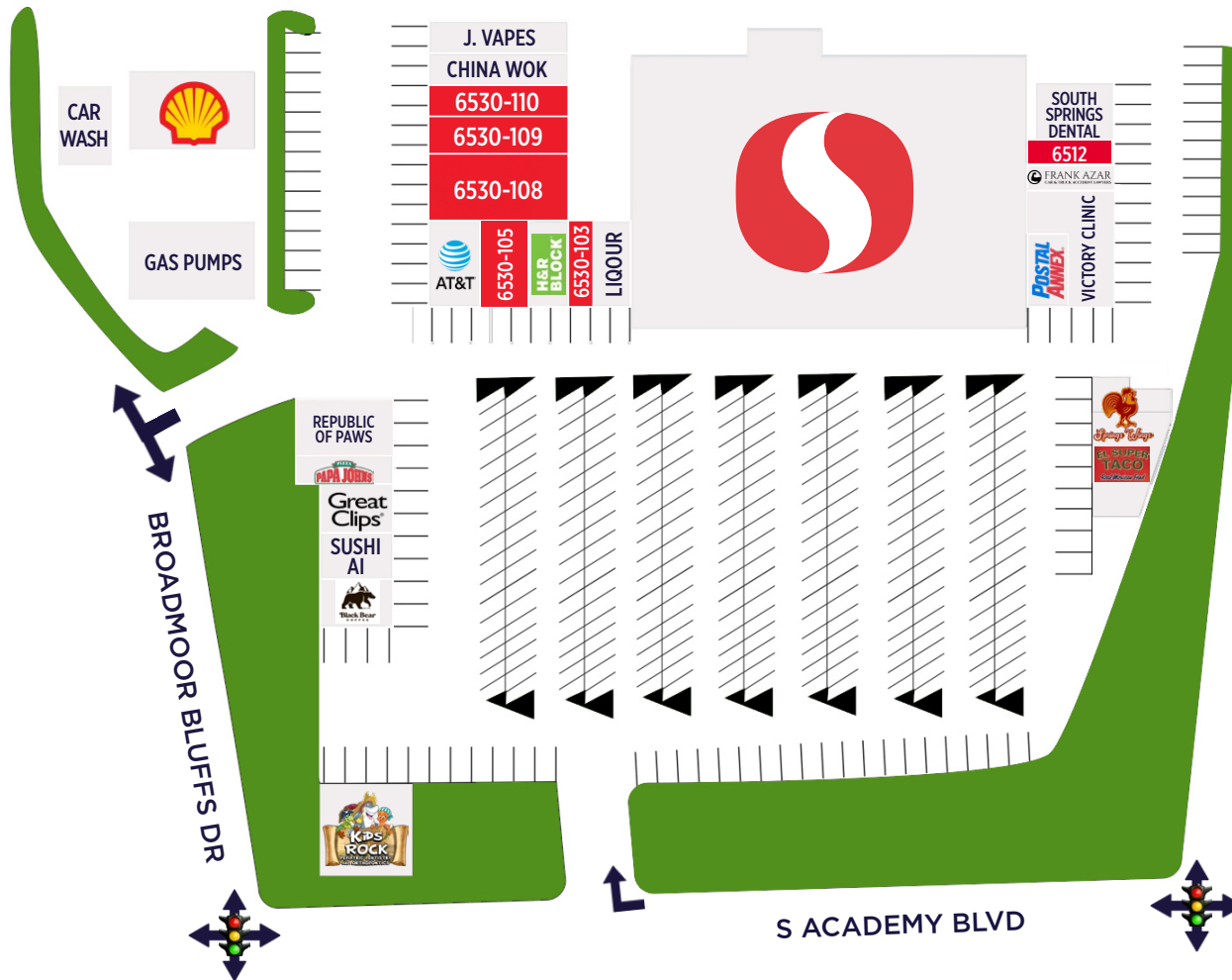
\$18-25 PSF NNN
LEASE RATE



\$13.06 PSF
NNN EXPENSES (2026 EST.)



99,983 SF/8.32 AC
SHOPPING CENTER SIZE



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AVAILABLE SPACE

SUITE 6512	1,250 SF
SUITE 6530-103	1,408 SF
SUITE 6530-105	1,943 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**

PATRICK KERSCHER

Sr Managing Director

+1 719 418 4065

patrick@coscommercial.com



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,169	21,460	60,592



POPULATION

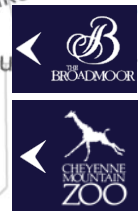
1 MILE	3 MILES	5 MILES
14,853	55,447	156,115



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$102,848	\$91,178	\$78,192

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N.O.R.A.D.



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

Fort Carson