

SHOPS @ SAND HILL

NEC Constitution & Marksheffel, Colorado Springs, CO



PROPERTY OVERVIEW:

- 1,250 SF retail space available for lease
- King Soopers shadow-anchored
- Large monument sign at intersection
- More than 12,000 new homes under construction and planned in immediate trade area



For more information, contact:

Mike DePalma

720 598 6043

mdepalma@creginc.com



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SITE

DEMOGRAPHICS

POPULATION

1 Mile:	3 Mile:	5 Mile:
11,623	63,023	168,434

AVG. HH INCOME

1 Mile:	3 Mile:	5 Mile:
\$140,123	\$114,267	\$109,163

HOUSEHOLDS

1 Mile:	3 Mile:	5 Mile:
4,051	23,277	64,113

AVG. DAILY TRAFFIC

Constitution west of Marksheffel	22,291 VPD
Marksheffel, north of Constitution	23,593 VPD

DAYTIME POPULATION

1 Mile:	3 Mile:	5 Mile:
1,322	18,363	50,576

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COLORADO SPRINGS AIRPORT
~1.5 million annual passengers

Peterson Air Force Base
Population: 18,496