



SCAN ME

# NAI Highland

Commercial Real Estate Services, Worldwide.

Northeast Colorado Springs

11,480 SF Retail Strip

NWC of Woodmen Rd & Marksheffel Rd  
Colorado Springs, CO 80908



## Shoppes at Woodmen Heights Phase II



- Strong residential growth along corridor
- Flexible PUD zoning allows for many uses
- Excellent visibility & access to North Woodmen Rd
- Marksheffel extension to Vollmer Rd planned

- Over 53,000+ Vehicles per Day (VPD)
- Located at lighted intersection

NAI Highland, LLC  
Commercial Real Estate Services, Worldwide  
Two North Cascade Avenue, Suite 300  
Colorado Springs, CO 80903

**+1 719 577 0044**

[www.highlandcommercial.com](http://www.highlandcommercial.com)

J 04/11/2023

**Craig Anderson**

anderson@highlandcommercial.com  
719-667-6875

**John Egan**

egan@highlandcommercial.com  
719-667-6868

**Jordin Egan**

jordin@highlandcommercial.com  
719-667-6880

**Darek Bartol**

bartol@highlandcommercial.com  
719-667-6888

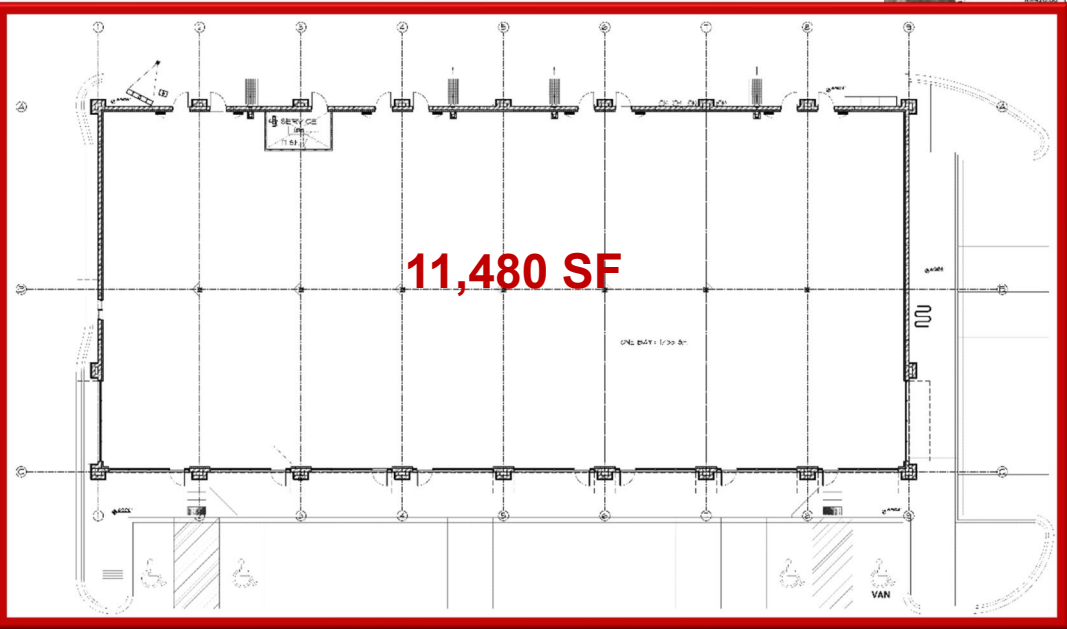
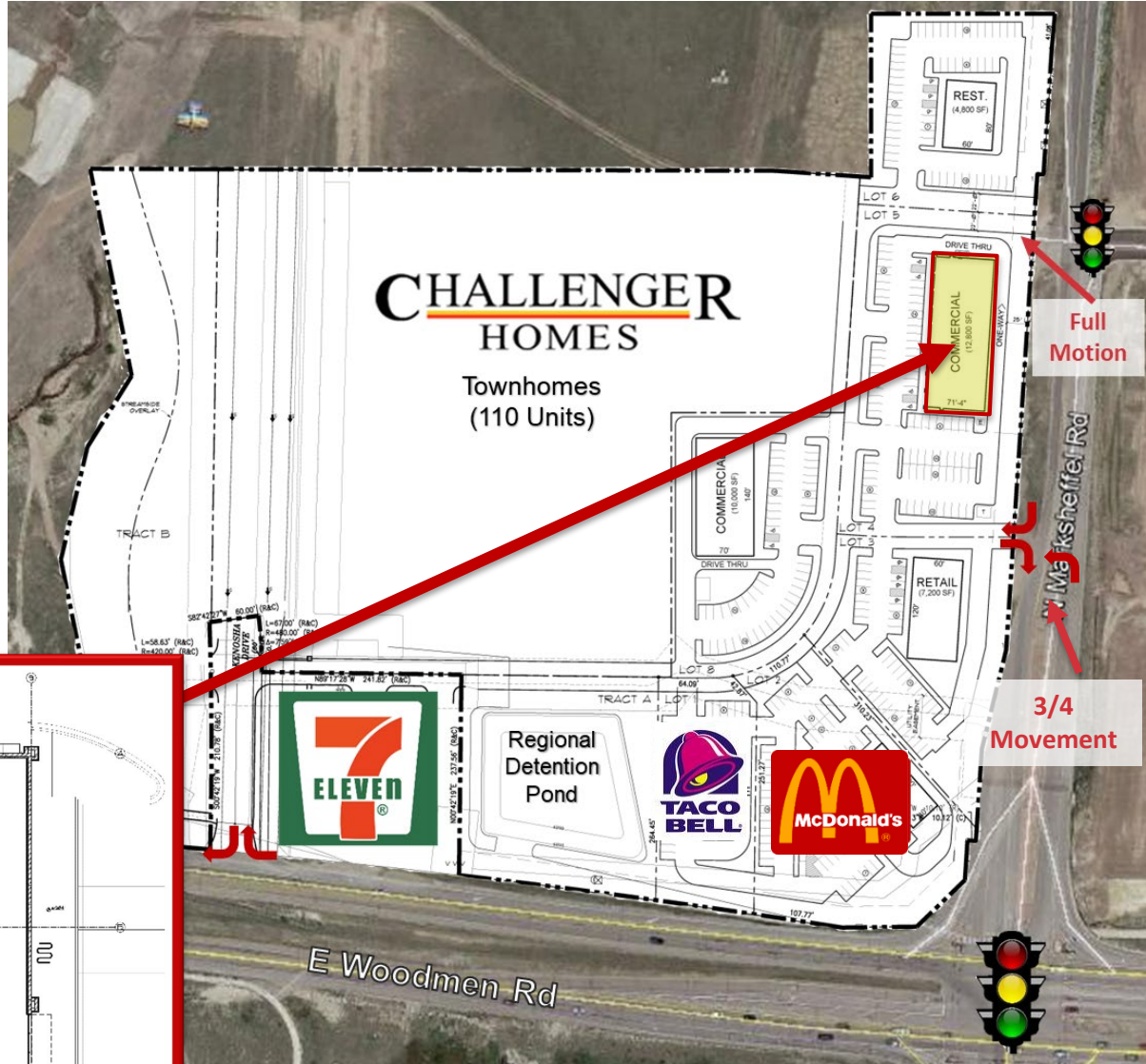
Northeast Colorado Springs  
**11,480 SF Retail Strip**  
 NWC of Woodmen Rd & Marksheffel Rd  
 Colorado Springs, CO 80908

# Shoppes at Woodmen Heights Phase II



## Property Features

- Inline Retail Space Available
- Lease Rate: \$35.00 - \$37.00
- \$8.50 est. NNN
- TIA/Build Out Packages Available



NAI Highland, LLC  
 Commercial Real Estate Services. Worldwide  
 Two North Cascade Avenue, Suite 300  
 Colorado Springs, CO 80903  
**+1 719 577 0044**  
[www.highlandcommercial.com](http://www.highlandcommercial.com)  
 J 04/11/2023

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

Northeast Colorado Springs  
Retail Space Available

# Shoppes at Woodmen Heights Phase II



# Shoppes at Woodmen Heights Phase II

