



6436 S U.S. Highway 85 Suite A

Colorado Springs, CO 80911

PROPERTY FEATURES

- Close Proximity to Fort Carson Gate 20
- Excellent Visibility & Exposure from US Highway 85
- Anchored by Anytime Fitness and Luchals Seafood Restaurant
- In Close Proximity to Established Housing Developments, Retail & Employers
- "The Mart"- Shadow anchored by Walmart Supercenter
- Population count of 131,173 in a 5 Mile Radius

Lease Rate: \$16.50 RSF, NNN

Estimated NNN Expenses: \$3.92



6,500-9,350 SF AVAILABLE

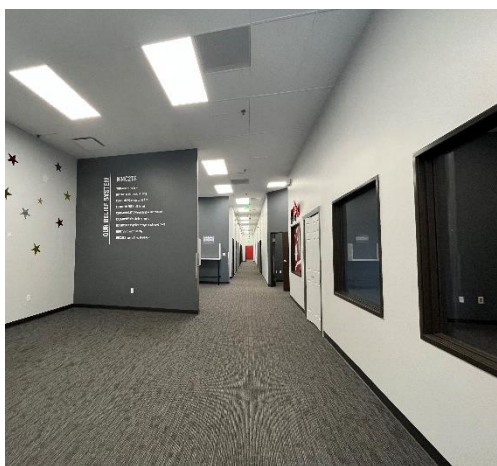
Building Size 42,000 SF

13' Clear Height

Existing Drive-In Door

IDEAL USERS:

- Light Industrial
- Healthcare
- Professional Offices
- Therapy Services



Darek Bartol
Broker Associate
+1 727 631 2554
bartol@highlandcommercial.com

Megan Mechikoff
Broker Associate
+1 812 525 6151
mmechikoff@highlandcommercial.com

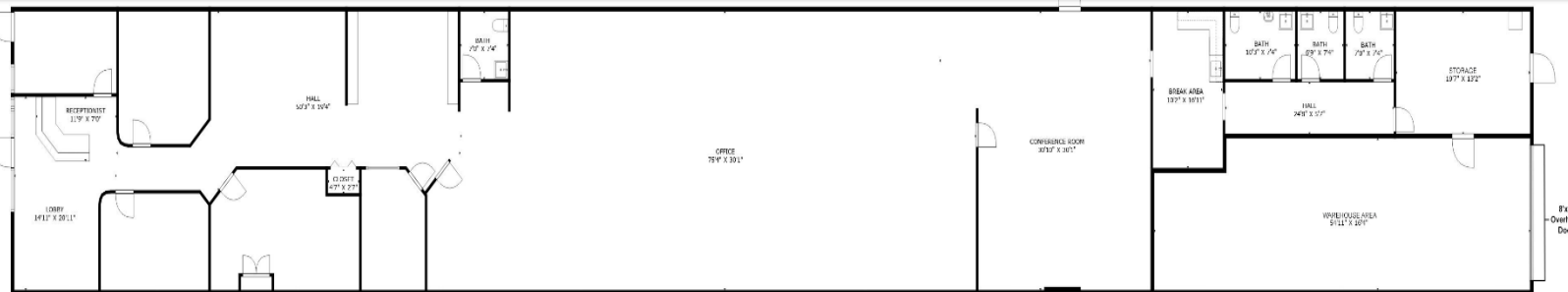
Scan to View
Listing on
Our Website



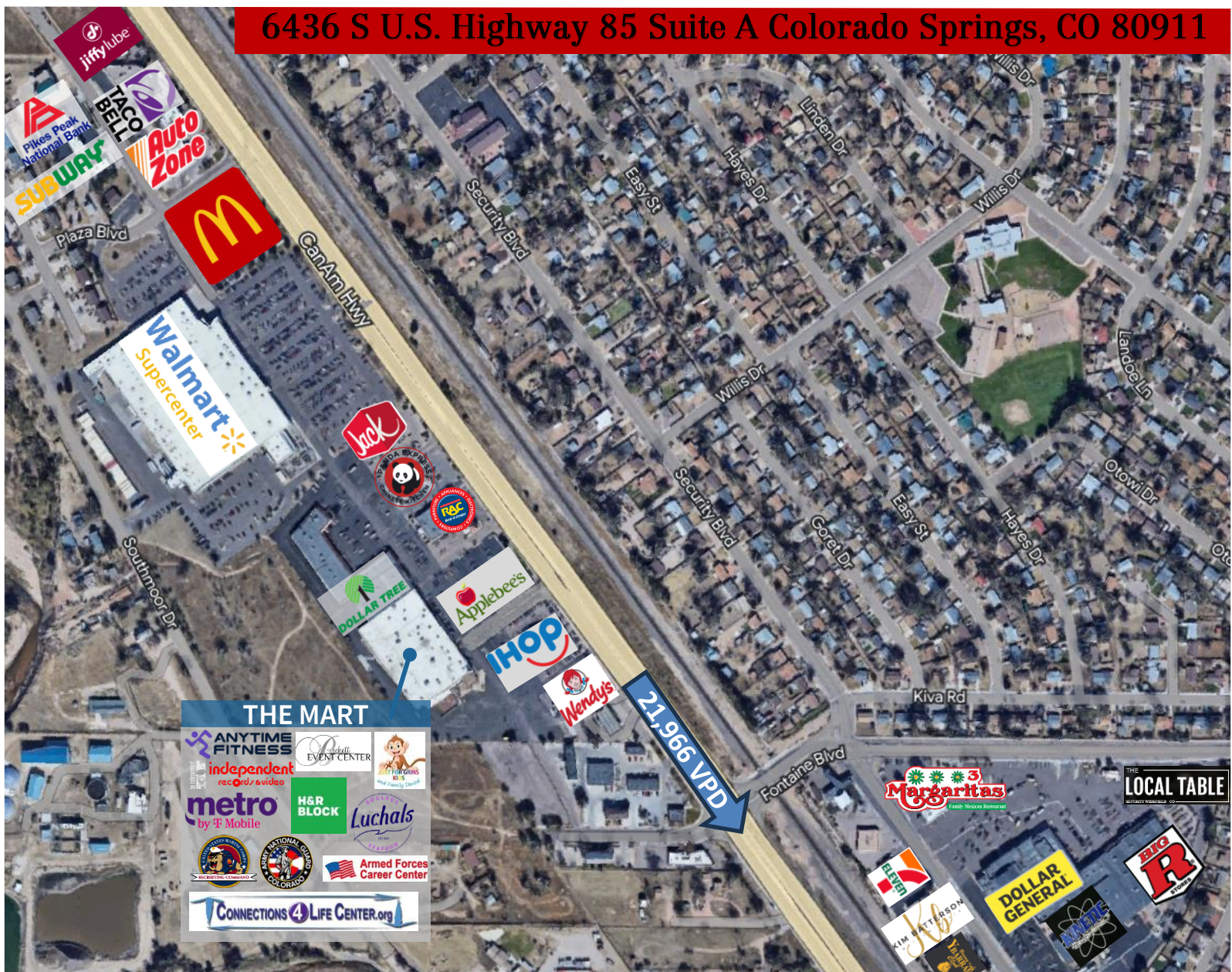
For Lease at "The Mart" Flex/Showroom



FLOORPLAN



6436 S U.S. Highway 85 Suite A Colorado Springs, CO 80911



THE MART

- ANYTIME FITNESS
- independent record videos
- metro by T-Mobile
- H&R BLOCK
- Luchals
- Armed Forces Career Center
- CONNECTIONS & LIFE CENTER.org

Darek Bartol
 Broker Associate
 +1 727 631 2554
 bartol@highlandcommercial.com

Megan Mechikoff
 Broker Associate
 +1 812 525 6151
 mmechikoff@highlandcommercial.com

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
 11/20/2023



DEMOGRAPHICS



Population 1 mile	8,746
Population, 3 miles	45,761
Population, 5 miles	131,173



Avg HH Income, 1 mile	\$78,138
Avg HH Income, 3 miles	\$80,634
Avg HH Income, 5 miles	\$76,802



Households, 1 mile	3,154
Households, 3 miles	15,644
Households, 5 miles	43,512

TRAFFIC COUNTS



- 21,966 (US HWY 85 & Fontaine Blvd SE)
- 18,738 (US HWY 85 & Plaza Blvd NW)

CURRENT TENANTS

- Anytime Fitness
- Metro by T-Mobile
- H&R Block
- Independent Records & Videos
- Connection 4 Life Center
- US Naval Recruiting
- Beckett Event Center
- National Guard Recruiting
- Just for Grins Kids Dentistry & Vision
- Dollar Tree
- Ihop
- Rent A Center

DISCLAIMER: NAI HIGHLAND, LLC OBTAINED THIS INFORMATION FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION. LISTING BROKER IS ALSO A PART OWNER IN THIS PROJECT.

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
11/20/2023