

# Inline Retail Space FOR LEASE

# NAI Highland



## ***BENT GRASS COMMONS***

*SWC Bent Grass Meadows Dr & Meridian Park Rd  
Peyton, CO 80831*

- Located just north of the E Woodmen Rd and Meridian Rd signalized intersection
- Right turn in and right turn out development access
- Two Inline Retail Buildings Currently Available For Lease
- Drive-Thru Lanes possible
- Falcon area saw the most growth in single-family home permits in 2022 with 326 permits according to The Pikes Peak Regional Building Department
- Housing Developments in the area:  
Bent Grass, Meridian Ranch, Latigo Trails, Woodmen Hills, The Meadows, Falcon Highlands, Paint Brush Hills, Waterbury, Banning Lewis Phase 1 and Phase 2

**Building Size:** Bldg 1 |  $\pm$  12,000 SF  
Bldg 2 |  $\pm$  6,500 SF

**Available Space:** Bldg 1 |  $\pm$ 12,000 SF  
Bldg 2 | 1,625 - 6,500 SF

**Zoning:** CS

**Lease Rate:** \$32.00 - \$35.00 PSF

**NNN's:** To Be Determined

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### **DEMOGRAPHICS (2023)**



Population



Households



Avg HHLD Income



Avg Home Value



Businesses



Employees

1 Mile Radius	5,219	1,735	\$133,682	\$383,061	254	1,575
3 Mile Radius	25,111	8,336	\$128,466	\$378,903	420	2,768
5 Mile Radius	48,476	16,344	\$128,983	\$379,201	617	3,815

### **TRAFFIC COUNTS**



Meridian Rd & Eastonville Rd (North & South) **28,561 Vehicles Per Day**

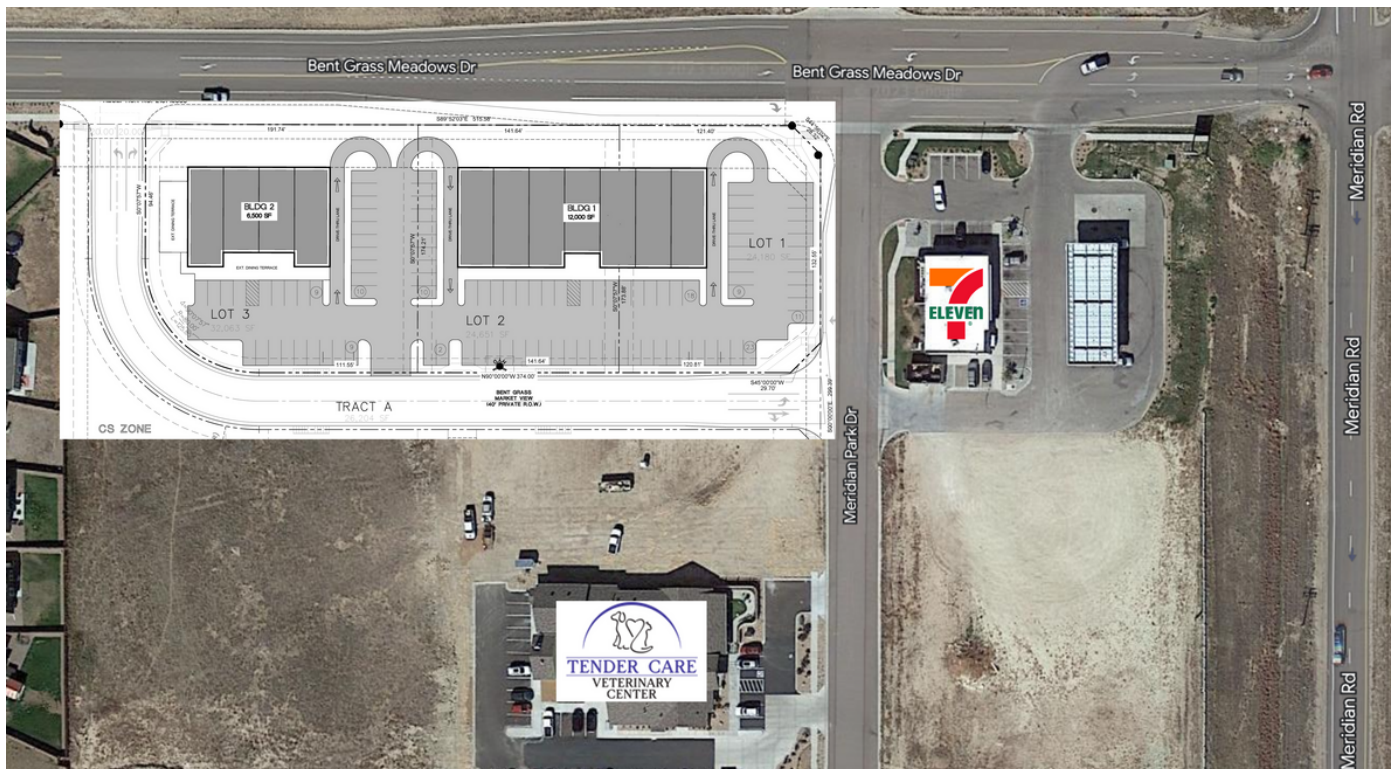
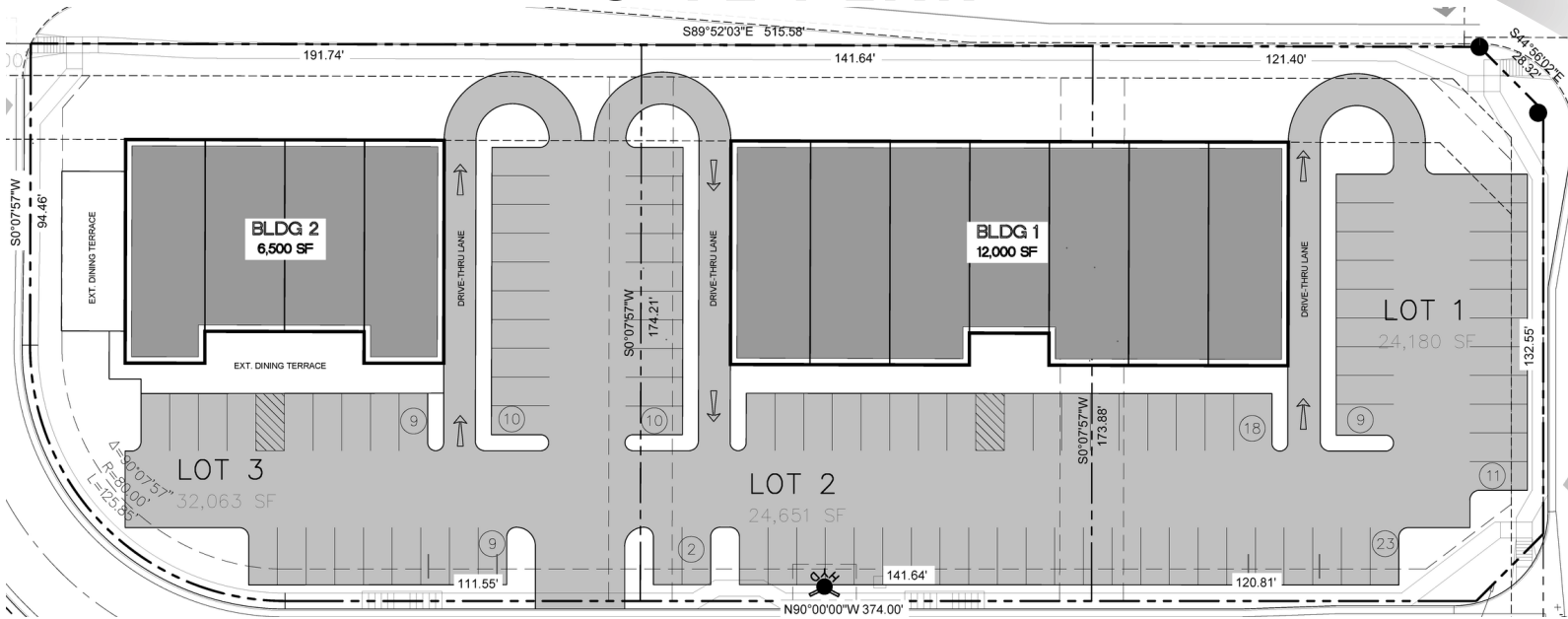
E Woodmen Rd & McLaughlin Rd (East) **14,513 Vehicles Per Day**



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# BENT GRASS COMMONS SITE PLAN



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Website



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