

Shops at Polaris Pointe

122 Tracker Drive
Colorado Springs, CO 80921



Retail For Lease



SHOPPING CENTER FEATURES

BUILDING SIZE	8,512 SF
AVAILABLE SPACE	1,225 SF
LEASE RATE NNN	\$33.00 PSF NNN
OPERATING EXPENSES	Total Est (2019): \$13.98 PSF

JOIN THIS PROMINENT RETAIL CENTER

Shops at Polaris Pointe is the main local shopping destination for the rapidly growing community within the Northeast Corridor of Colorado Springs. This location benefits from the busy traffic generated by Costa Vida, Jimmy John's, Orange Leaf and International Poke Co as well as Bass Pro Shops located across the street. Other retailers in the area include Sprouts Natural Grocers, AT&T, Mod Pizza, Chick-fil-A, CB & Potts, Kneaders Baker and Boot Barn among others.

	1 MILE	3 MILES	5 MILES
2019 Population	4,309	23,985	53,379
Households	1,606	8,486	16,711
Avg HH Income	\$121,444	\$138,071	\$138,593
2018 Traffic Counts (N. Gate/Voyager)		11,497	
(N. Gate/Meadowgrass)		15,780	
(N. Gate/Glendale)		13,295	
(Voyager/Spectrum)		13,378	

*Sourced
by CoStar



For More Information, please contact:

Greg Kaufman, Principal
+1.719.822.1880 Greg@COREcommbc.com
www.COREcommbc.com

Core Commercial Brokerage Company, LLC. Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representations to the condition of the property (or properties) in question. Demographic and traffic data is pulled from CoStar.com; Core Commercial Brokerage Company does not guarantee the accuracy of such information.

Shops at Polaris Pointe

122 Tracker Drive
Colorado Springs, CO 80921

CORE
COMMERCIAL

Retail For Lease



For More Information, please contact:

Greg Kaufman, Principal
+1.719.822.1880 Greg@COREcommbc.com
www.COREcommbc.com

Core Commercial Brokerage Company, LLC. Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representations to the condition of the property (or properties) in question. Demographic and traffic data is pulled from CoStar.com; Core Commercial Brokerage Company does not guarantee the accuracy of such information.