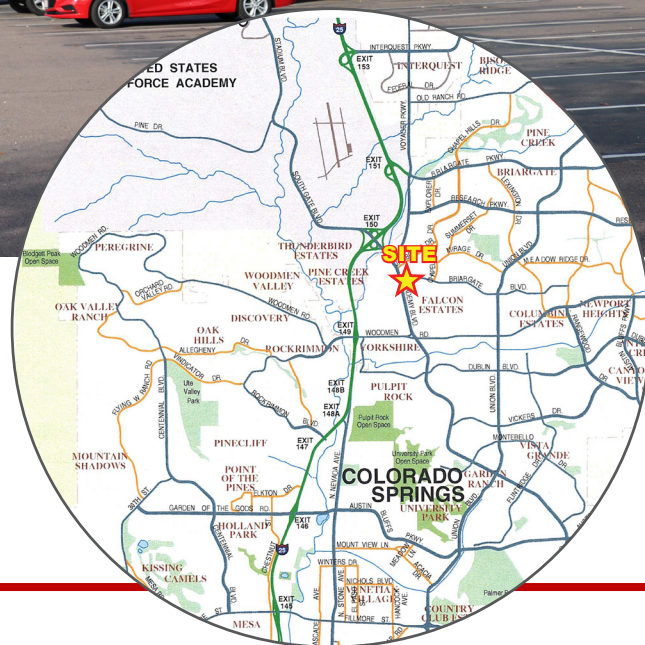


Chapel Hills West

Retail Center For Lease

SWC of N Academy Blvd & Briargate
Colorado, Springs CO 80920



Demographics

2019 Estimated	1 Mile	3 Mile	5 Mile
Population			
Est. Population	5,256	74,054	189,396
Households			
Est. HHs	2,396	29,221	74,434
Est. Avg. HH Income	\$86,898	\$105,882	\$103,461
Drive Times			
	5 Min	10 Min	15 Min
Est. Population	8,430	95,303	284,612
Est. HHs	3,801	38,308	116,327
Est. Avg. HH Income	\$85,819	\$99,554	\$96,413

Source: 2019 Estimated, All Rights Reserved, Alteryx, Inc.

JOIN: Urban Air, Ross Dress For Less, Petsmart, Michaels, Party City and Starbucks.

SPACE AVAILABLE

Vacancy 1: 43,992 SF
Vacancy 2: 34,047 SF

NET RATES

Vacancy: \$12.00 PSF

NNN EST. 2019

National credit tenant: \$3.70 PSF
Noncredit credit tenant: \$4.41 PSF

TRAFFIC COUNTS

N. Academy Blvd: 41,322 (2013 ADT EST.)
Briargate Blvd: 21,845 (2015 ADT EST.)

Developed by:



John Winsor
johnwinsor@oliverreg.com

Alex Winsor
alexwinsor@oliverreg.com



