

RETAIL / INDUSTRIAL SPACE AVAILABLE

FOR LEASE

2170-2180 VICTOR PLACE
COLORADO SPRINGS, CO 80915



COMMENTS

- Flexible layout with general commercial zoning
- Ideal for both Industrial and Retail Uses
- High Traffic Location
- Located in a Major Retail Area
- Easily accessible & visible from Powers Blvd and Victor Place
- Large Parking Lot with 50 free spaces available
- Available Land Area supports heavy parking or exterior storage

PROPERTY INFORMATION

BUILDING SIZE:	26,774 SF (Main Building) 4,100 SF (Warehouse / Storage)
AVAILABLE SPACE:	<u>2180 Victor Pl, Suite A</u> <ul style="list-style-type: none">• 3,996 SF Office/Retail Space• See Floor Plan on Back• \$7.50/SF NNN <u>4,100 SF Storage Shed</u> <ul style="list-style-type: none">• \$1,500/Month Gross• Potential Storage Yard
ZONING:	C5 (Intermediate Business)
YEAR BUILT:	1996
AMENITIES:	<ul style="list-style-type: none">• Excellent Exposure to Powers Blvd• Retail/Office Finish• High Quality Construction



OLIVE REAL ESTATE GROUP, INC

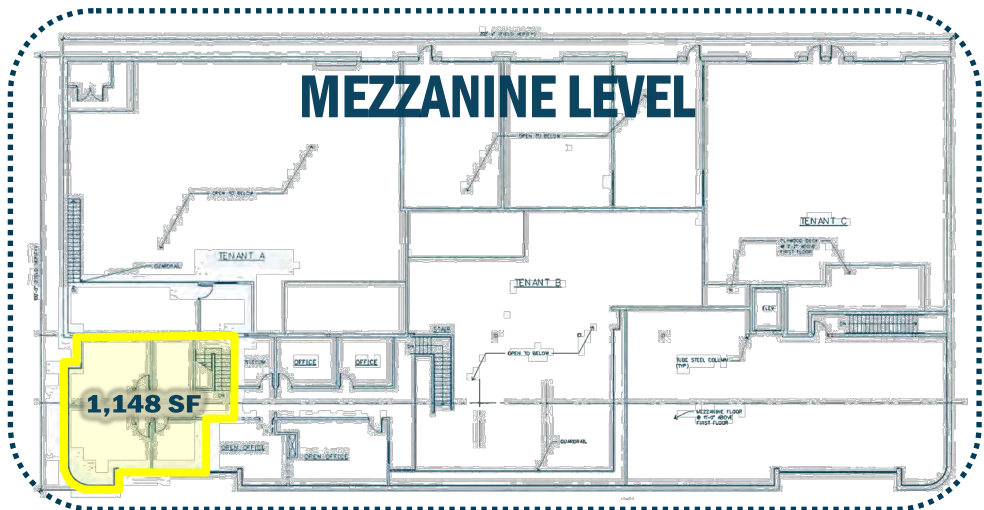
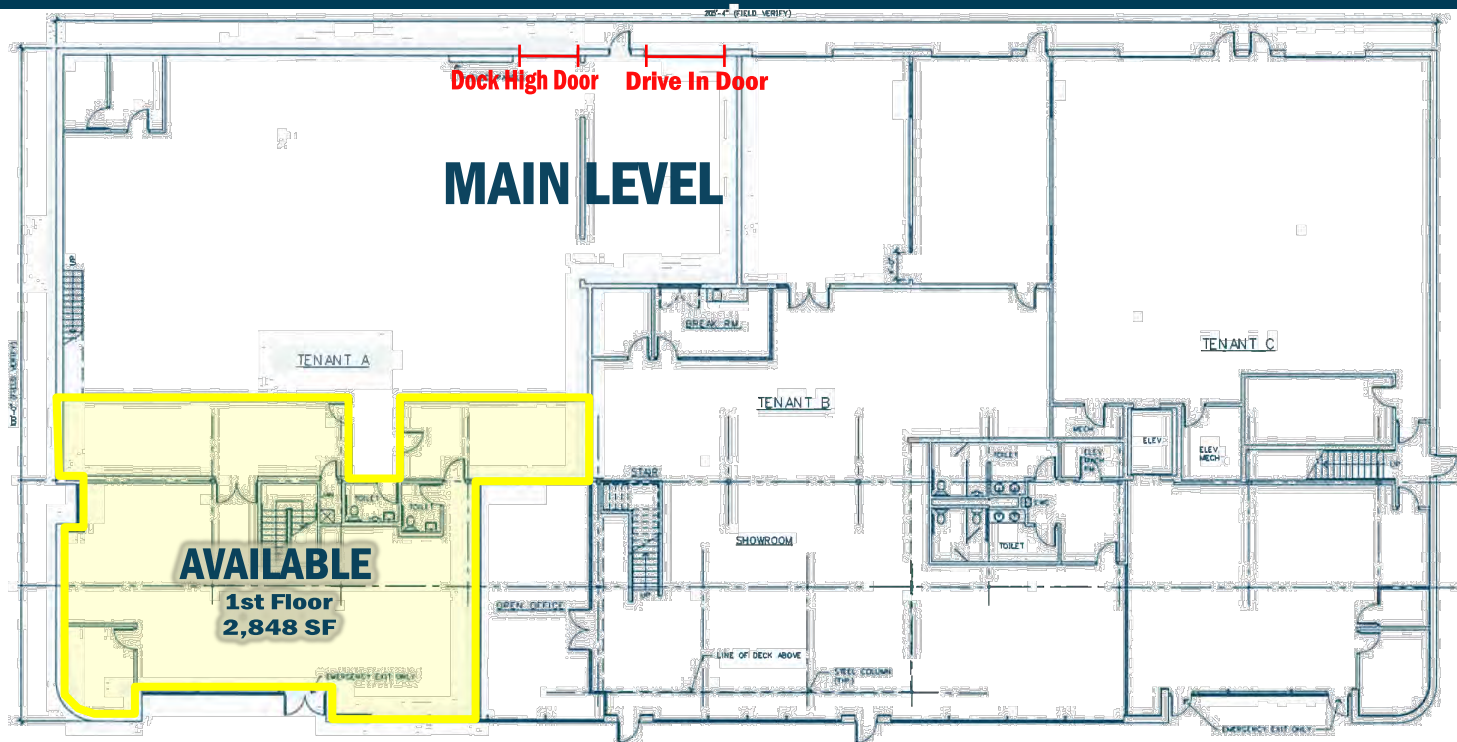
102 N CASCADE AVE, SUITE 250, COLORADO SPRINGS, CO 80903
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The property consists of two Parcels:

“Parcel A” Consists of 2.06 acres which contains the main building and accessory warehouse.

“Parcel B” consists of 1.19 acres separately platted lot (immediately adjacent to site). It is Security fenced storage w/ a separate entrance.



DEMOGRAPHICS (2015 EST.)

RADIAL DISTANCE	MILE 1		
	MILE 1	MILE 3	MILE 5
Population	9,020	104,433	247,510
Avg HH Income	\$72,451	\$64,040	\$64,075
No of Households	3,547	41,058	98,254
DRIVE TIMES	5 MIN		
	5 MIN	10 MIN	15 MIN
Population	12,089	107,904	256,842
Avg HH Income	\$62,020	\$61,307	\$62,209
No of Households	4,861	42,657	102,217



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