

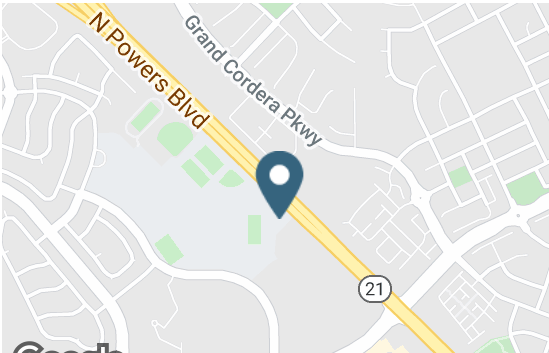
Target Anchored Outparcel Available

NEC Powers Blvd & Briargate Pkwy | Colorado Springs, CO



Overview

LOT SIZE	±1 AC
ASKING PRICE	\$900,000
GROUND LEASE RATE	\$90,000/YR



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Description

Located at the entrance in front of Target. The proposed subject property consists of a ±1 AC outparcel available for retail or restaurant use, must self park. Strong mix of business and medical users with above-average traffic counts.

Briargate Crossing is home to notable national retailers including Target, Petco, Wells Fargo, Arby's, Prominent Point Dental Group and Till. Area retailers include Lowe's, Walgreens, Lifetime Fitness and King Soopers.

- High growth corridor with exceptional household incomes
- Elevated pad offers outstanding visibility
- Powers interchange will greatly improve traffic counts
- Strong family restaurant community

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	12,375	70,982	170,821
Median HH Income	\$124,643	\$104,885	\$90,279
Total # Households	3,876	24,322	61,519
Daytime Population	14,784	70,852	168,164

Year: 2020 | Source: Esri

Traffic Counts

Powers Boulevard	32,000 VPD
Union Boulevard	8,523 VPD

Year: 2015 / 2013 | Source: CDOT / ArcGIS



Target Area Aerial

Colorado Springs, CO



Powers Blvd & Briargate Pkwy

Colorado Springs, CO



Intermountain Foot & Ankle Associates

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Briargate Pkwy, Colorado Springs, Colorado, 80924 Rings: 1, 3, 5 mile radii Prepared by Esri Latitude: 38.96882 Longitude: -104.74210

	1 mile	3 miles	5 miles
Population			
2000 Population	2,528	35,060	87,643
2010 Population	6,798	52,870	130,258
2020 Population	12,375	70,982	170,821
2025 Population	16,285	82,029	190,696
2000-2010 Annual Rate	10.40%	4.19%	4.04%
2010-2020 Annual Rate	6.02%	2.92%	2.68%
2020-2025 Annual Rate	5.64%	2.94%	2.23%
2020 Male Population	49.2%	48.8%	48.9%
2020 Female Population	50.8%	51.2%	51.1%
2020 Median Age	34.7	36.2	36.3
Households			
2000 Households	721	11,396	30,917
2010 Households	2,163	18,227	47,366
2020 Total Households	3,876	24,322	61,519
2025 Total Households	5,153	28,071	68,672
2000-2010 Annual Rate	11.61%	4.81%	4.36%
2010-2020 Annual Rate	5.86%	2.85%	2.58%
2020-2025 Annual Rate	5.86%	2.91%	2.22%
2020 Average Household Size	3.19	2.92	2.78
Housing Units			
2020 Total Housing Units	4,030	24,957	62,775
2020 Owner Occupied Housing Units	3,110	18,513	45,164
2020 Renter Occupied Housing Units	767	5,809	16,355
2020 Vacant Housing Units	154	635	1,256
Race and Ethnicity			
2020 White Alone	82.9%	83.7%	82.0%
2020 Black Alone	3.2%	3.4%	4.4%
2020 American Indian/Alaska Native Alone	0.4%	0.6%	0.7%
2020 Asian Alone	7.0%	5.1%	4.3%
2020 Pacific Islander Alone	0.2%	0.2%	0.2%
2020 Hispanic Origin (Any Race)	10.3%	10.8%	12.5%
Income			
2020 Median Household Income	\$124,643	\$104,885	\$90,279
2020 Average Household Income	\$152,778	\$127,598	\$113,005
2020 Per Capita Income	\$48,011	\$43,733	\$40,630
2019 Population 25+ by Educational Attainment			
Total	7,758	46,751	113,275
High School Graduate	8.3%	9.7%	12.3%
GED/Alternative Credential	1.2%	1.8%	2.3%
Some College, No Degree	15.3%	17.4%	20.3%
Associate Degree	9.6%	10.4%	11.2%
Bachelor's Degree	31.5%	32.5%	29.9%
Graduate/Professional Degree	32.3%	25.9%	20.9%
Daytime Population			
2020 Total Daytime Population	14,784	70,852	168,164
Workers	8,432	35,342	82,914
Residents	6,352	35,510	85,250

Source: Esri, U.S. Census