



Woodmen Valley S.C.

Colorado Springs, CO

Colorado Springs (CO)



Nick Freddo

Leasing Representative

(303) 529-0641

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AERIAL



GROSS LEASABLE AREA (GLA)	61,453 SF
PARKING SPACES	848
PARKING RATIO	13.80 per 1,000 SF

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DENSITY AERIAL

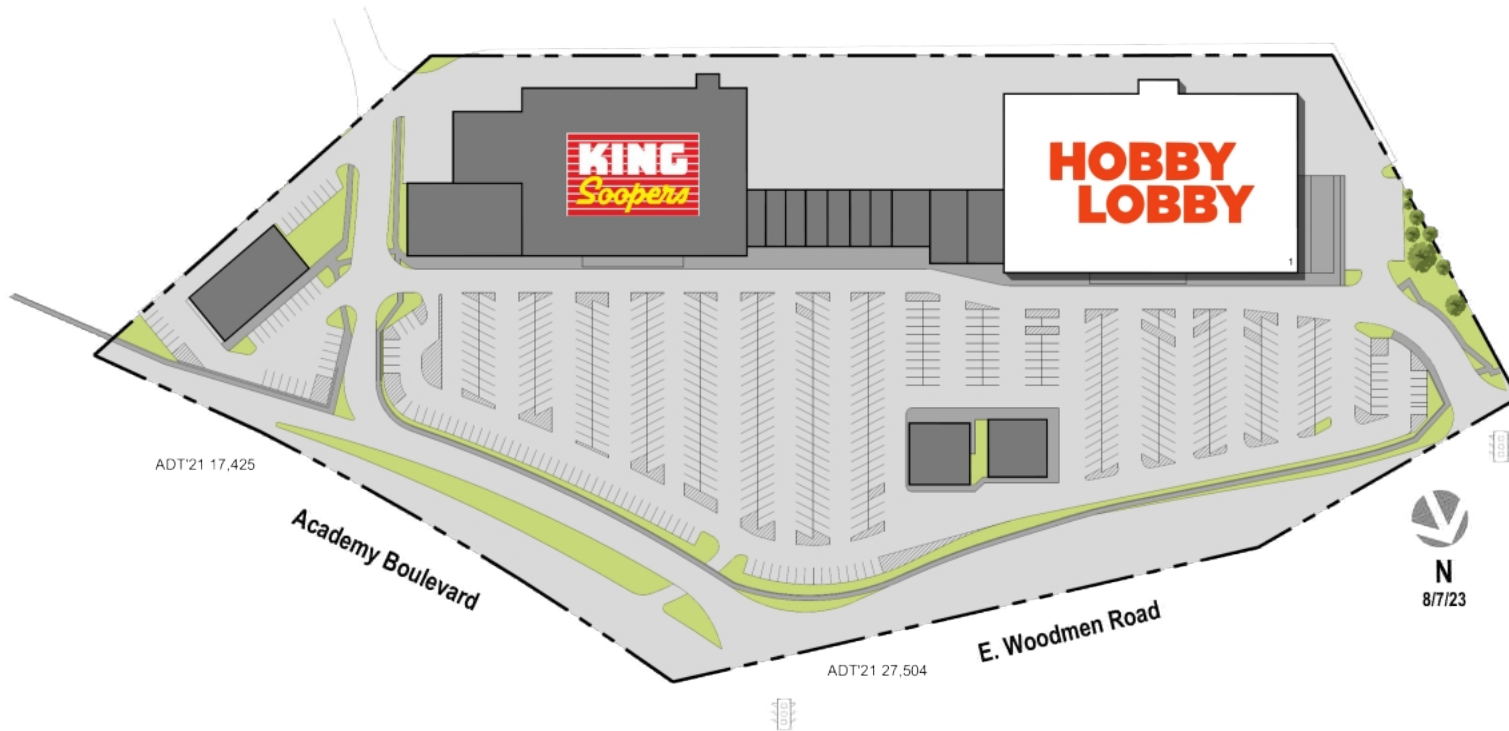
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■ Non-Controlled

TENANT	SQ FT
1 Hobby Lobby	61,453



Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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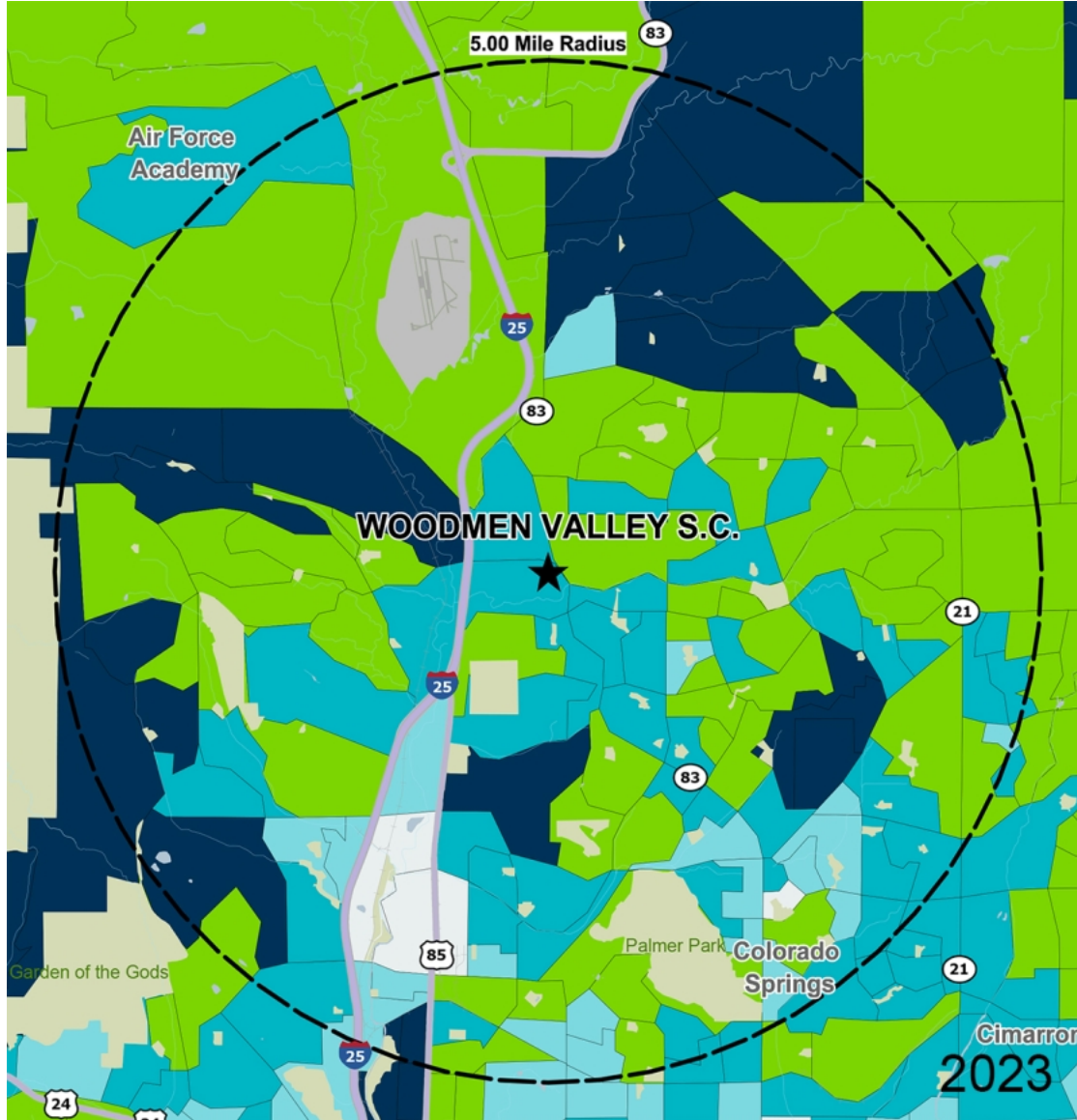
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Revision Date: 10/15/20
 Original Date:

Google Earth

COMPETITION MAP



by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,471	83,115	223,947
Daytime Pop	12,845	97,196	240,008
Households	4,048	33,287	88,056
Average HH Income	\$96,629	\$109,293	\$111,410
Median HH Income	\$80,502	\$90,881	\$90,209
Per Capita Income	\$41,398	\$43,920	\$44,323

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$0K - \$50K



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Academy Blvd. & Woodmen Rd., Colorado Springs, CO



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