



Woodmen Valley S.C.

Colorado Springs, CO

Colorado Springs (CO)



Nick Freddo

Leasing Representative

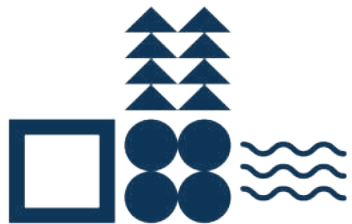
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AERIAL



GROSS LEASABLE AREA (GLA) 61,453 SF

PARKING SPACES 848

PARKING RATIO 13.80 per 1,000 SF

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Google Earth

DENSITY AERIAL

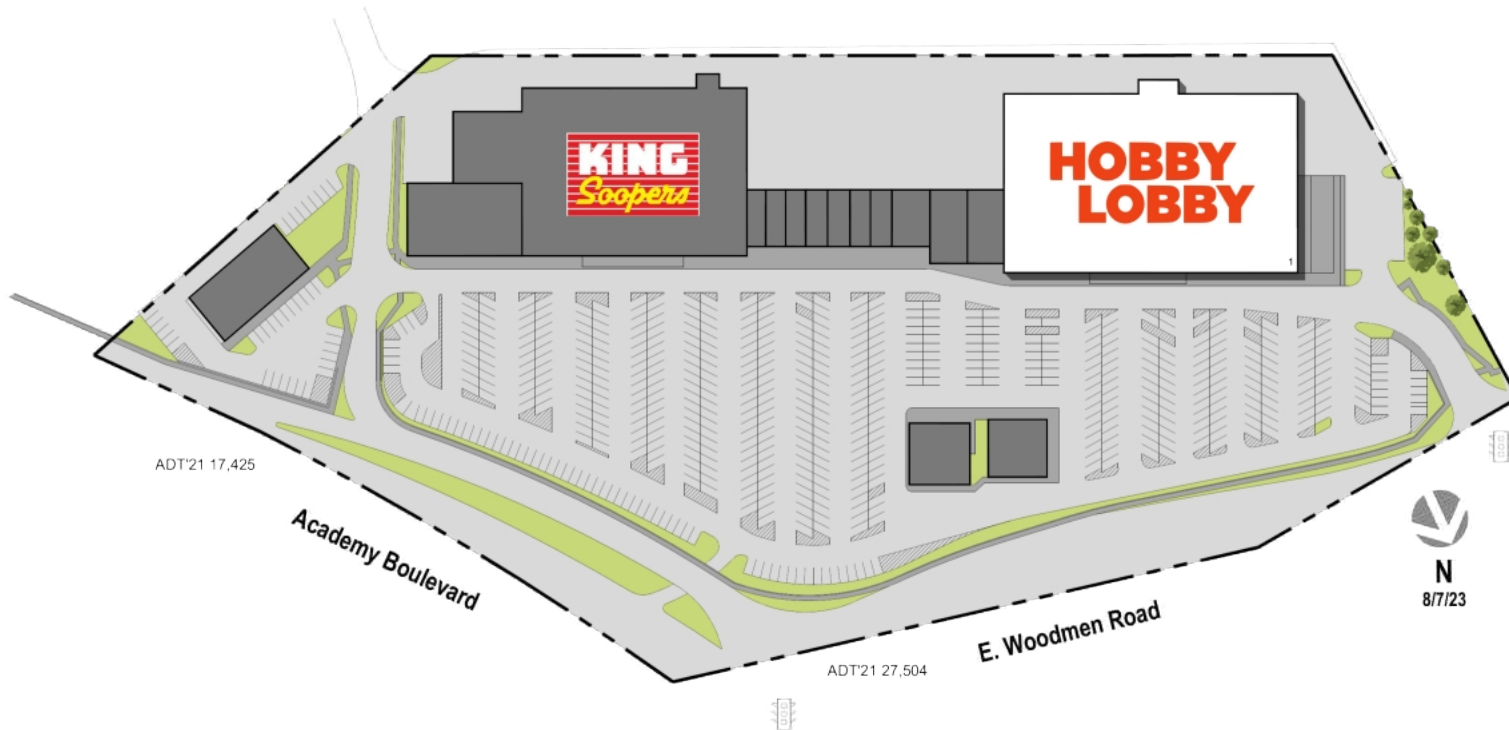
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■ Non-Controlled

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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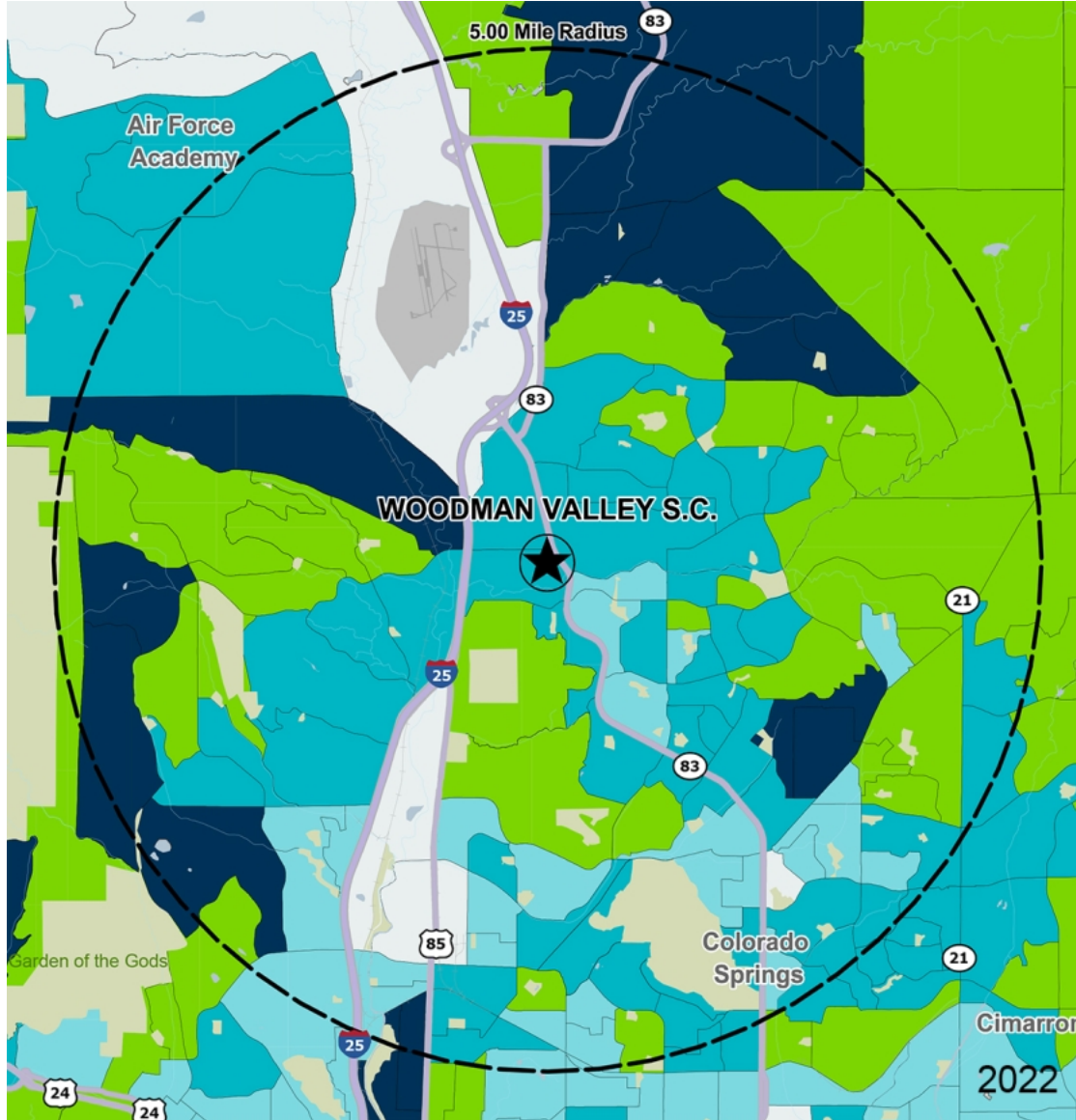
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COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,394	84,788	224,974
Daytime Pop	16,142	107,076	258,260
Households	4,088	33,452	87,550
Average HH Income	\$86,759	\$98,878	\$102,059
Median HH Income	\$70,884	\$81,799	\$81,622
Per Capita Income	\$37,764	\$39,475	\$40,049

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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



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