



OPPORTUNITY ZONE

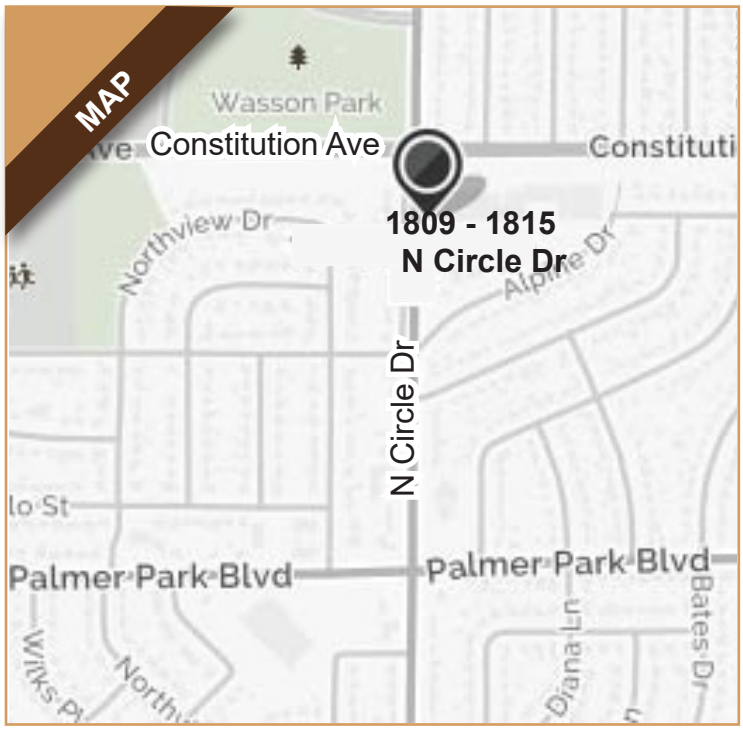


FOR LEASE/SALE

1809, 1811, 1813, 1815 & 1851 N. Circle Drive
Colorado Springs, CO 80909

Property Specifications

-  **Location:**
1809,1811,1813,1815 & 1851 N. Circle Drive
Colorado Springs, CO 80909
-  **Property Size:** +/- 6,360 on 32,670 SF
Space Available: 1,050, 1,300 SF & 3,610 SF
-  **Sale Price:** \$1,500,000
Lease Rate: Starting at \$10.99, NNN
*NNN = \$3.50
-  **Zoning:** PBC
- 
 - High visibility retail location with long-term national tenants
 - Sufficient vacant space for an owner-user to finance SBA



2018 Estimated Demographics:

	1 mile	3 mile	5 mile
Population	16,004	124,121	290,329
Average Household Income	\$53,424	\$53,578	\$59,383

Traffic Counts:

North Circle Drive at Constitution Ave	11,795 VPD
North Circle Drive at Palmer Park Boulevard	25,014 VPD

JD Gunter

Commercial Broker

 JD@peakcp.net

 719.323.3029



Peak Commercial Properties
2727 N. Cascade Avenue, Suite 127, Colorado Springs, CO 80907 719.227.9987 877.533.9987 www.peakcp.net

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1811

1815

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Other Businesses In North Circle Plaza



*Las Americas
Restaurant*



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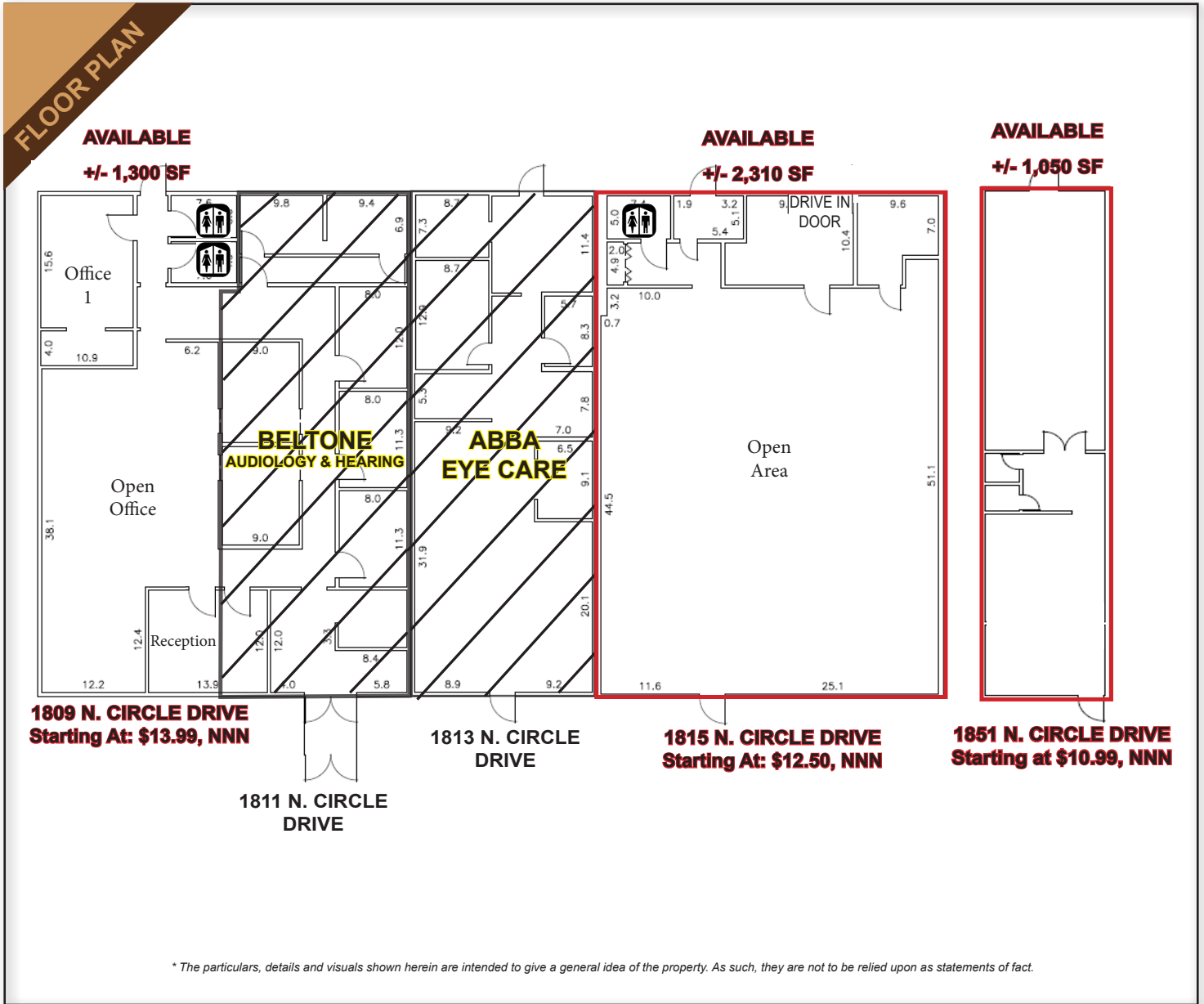
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