



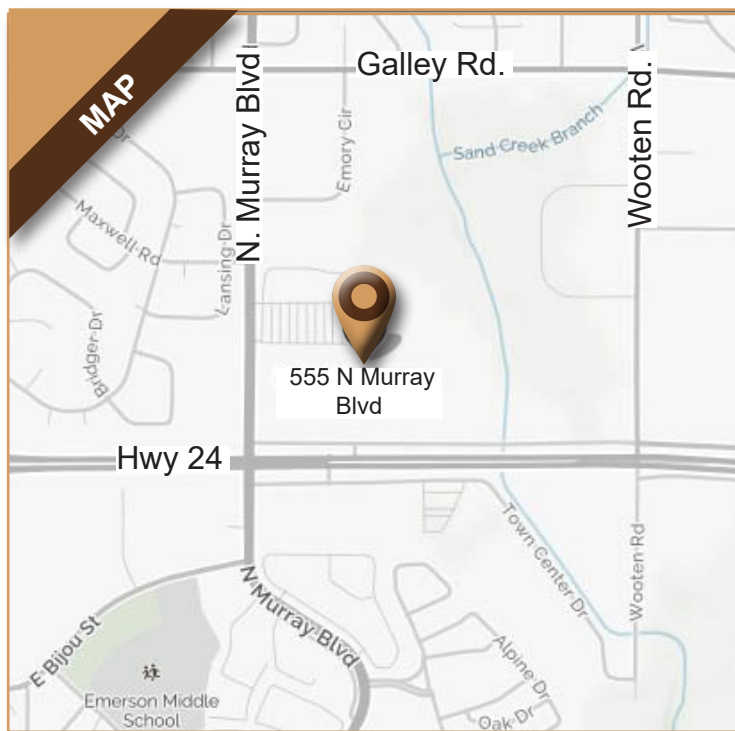


FOR LEASE/SALE

**555 N. Murray Blvd.
Colorado Springs, CO 80915**

Property Specifications

| | |
|---|--|
|  | Location: 555 N. Murray Blvd. Colorado Springs, CO 80915 |
|  | Building Size: 32,558 SF Space Available: +/- 20,493 SF Lot Size: +/- 2.4 Acres |
|  | Sales Price: \$2,500,000 Lease Rate: \$7.99, NNN |
|  | Zoning: C-6 -Flexible Retail, Office and Industrial Uses |
|  | Other: Drive-In Doors, Fire Sprinklered, Adjacent to Wal-Mart |



2019 Estimated Demographics:

| | 1 mile | 3 mile | 5 mile |
|--------------------------|----------|----------|----------|
| Population | 14,409 | 118,122 | 258,629 |
| Average Household Income | \$39,308 | \$47,183 | \$51,358 |

Traffic Counts:

| | |
|----------------------------------|------------|
| North Murray Blvd. at Highway 24 | 28,909 VPD |
|----------------------------------|------------|

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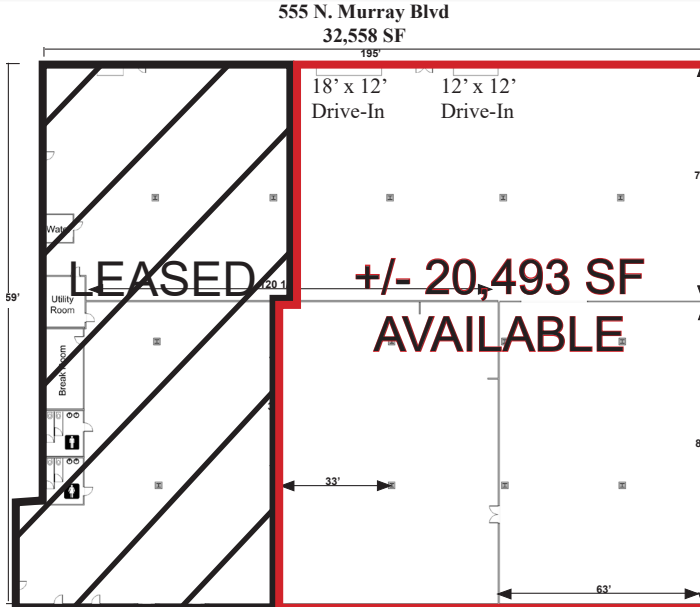
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AERIAL VIEW



Building 32,558 SF

FLOOR PLAN



* The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.

