

**Only 1 Retail Space
Left!
Pad Sites Available**

1466 Garden of the Gods Road
Colorado Springs, Colorado



Join Current Tenants:

Sherwin Williams
State Farm
Roosters Men's Grooming
EIM Thai
Dickey's BBQ
Jersey Mike's Subs
Trinity Brewing Company

Available Space:

1,330 SF

Lease Rates:

\$23.00/RSF NNN

NNN Expenses:

\$5.23/RSF

Pad Sites:

1.10 & 2.75 Acres
@ \$14-\$16/SF



For more information and inspection please contact:

GARY HOLLENBECK

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

**Palmer
McAllister**

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1466 Garden of the Gods Road

Colorado Springs, Colorado

- Close to High End Residential
- Frontage on Garden of the Gods Road
- Adjacent to Former Intel Campus
- Location on Lighted Intersection
- Adjacent to Chipotle and Ruby Tuesday

DEMOGRAPHICS (2009)	1 Mile	3 Miles	5 Miles
Population	6,223	53,166	144,220
Households	2,831	23,932	64,909
Median HH Income	\$63,420	\$64,267	\$58,286
Average HH Income	\$73,757	\$81,470	\$75,547

Traffic Counts: Intersection of Garden of the Gods and Centennial – 49,515 cars/day



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