

For Lease Retail Space

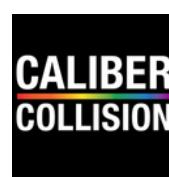
Powers Peak Center

5620 E Woodmen Rd
Colorado Springs, CO 80920



PROPERTY SUMMARY

Power Peak Center is a prominent retail center located on the northwest corner of highly trafficked Powers Blvd and Woodmen Rd. The center is an outparcel for Walmart and Home Depot, surrounded by strong retailers and near Centura St. Francis Hospital.



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BUILDING FEATURES

BUILDING SIZE	7,500 SF
AVAILABLE SPACE	
• Suite 6	1,500 SF
• Suite 10	3,000 SF
LEASE RATE	\$37.00 PSF
NNN (Est. 2024)	\$12.09 PSF
YEAR BUILT	2004
ZONING	C6/CR AO



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	11,899	113,220	216,007
HOUSEHOLDS	2,170	10,694	20,121
AVE HH INCOME	\$126,654	\$124,313	\$113,694

COMBINED TRAFFIC COUNTS

N Powers Blvd	E Woodmen Road	46,647	VPD	2022
				*Sourced by CoStar

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