

For Lease Shopping Center

Chelton Crossing

2030-2076 Jet Wing Drive
Colorado Springs, CO 80916

Opportunity Zone



PROPERTY SUMMARY

Be part of the newest redevelopment in this Colorado Springs southeast neighborhood! Chelton Crossing, an opportunity zone, is part of a retail and multi-family redevelopment project located at Chelton Road and Jet Wing Drive. Don't miss this opportunity to be a part of creating a community hub in this southeast mixed-use retail center. Join existing tenants:



PROPERTY SPECIFICATIONS

BUILDING SIZE	31,400 SF	
SUITE	SIZE	LEASE RATE NNN
• 2046	3,210 SF	\$13.00 NNN
• 2060	5,885 SF	\$12.00 NNN
OPERATING EXPENSES	\$3.03 PSF (EST 2024)	
YEAR BUILT	1985	
ZONING	PBC	

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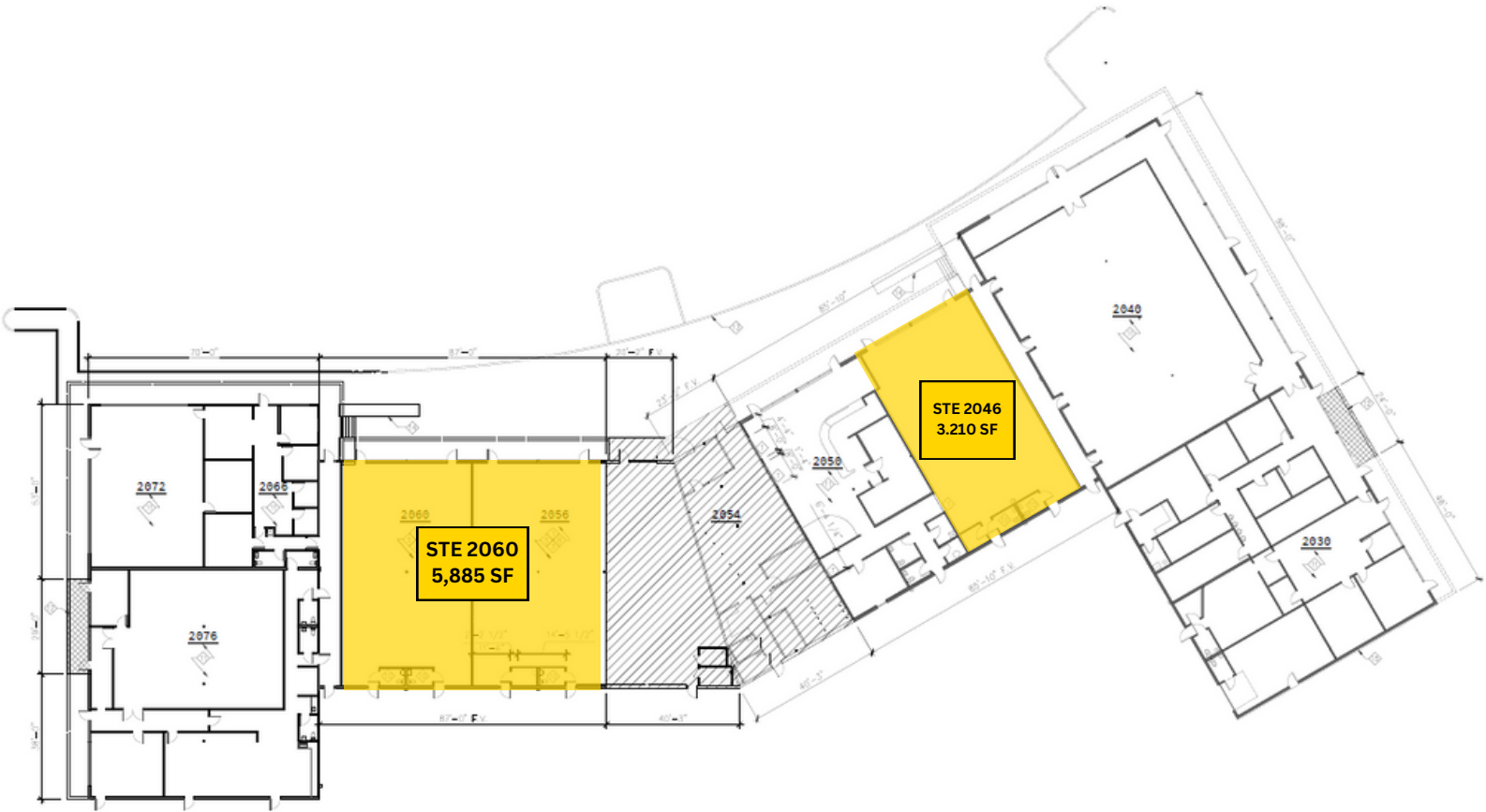
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SUITE	TENANT	SIZE
2030	Universal Ministries	12,250 SF
2046	AVAILABLE	3,210 SF
2050	Stompin' Groundz	2,790 SF
2052	Solid Rock CDC	2,300 SF
2054	Regina English	2,300 SF

SUITE	TENANT	SIZE
2060	AVAILABLE	5,885 SF
2064	Envy Beauty	1,350 SF
2066	Trinity and Me-Not Just Hair	2,050 SF
2076	Colorado Christian Fellowship	4,800 SF

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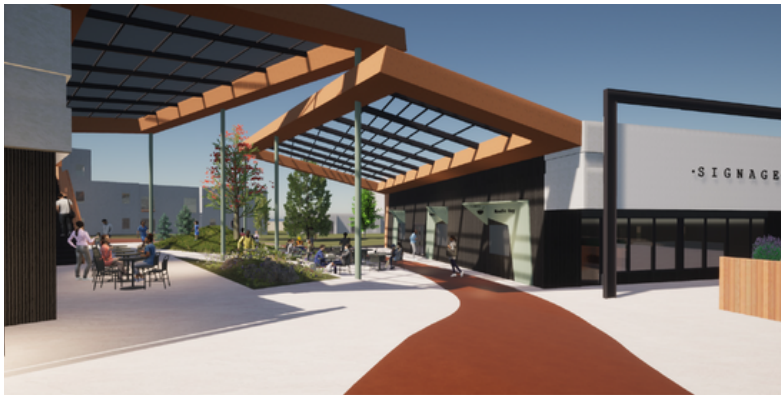
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Call Broker to discuss ground lease opportunity!



View from intersection



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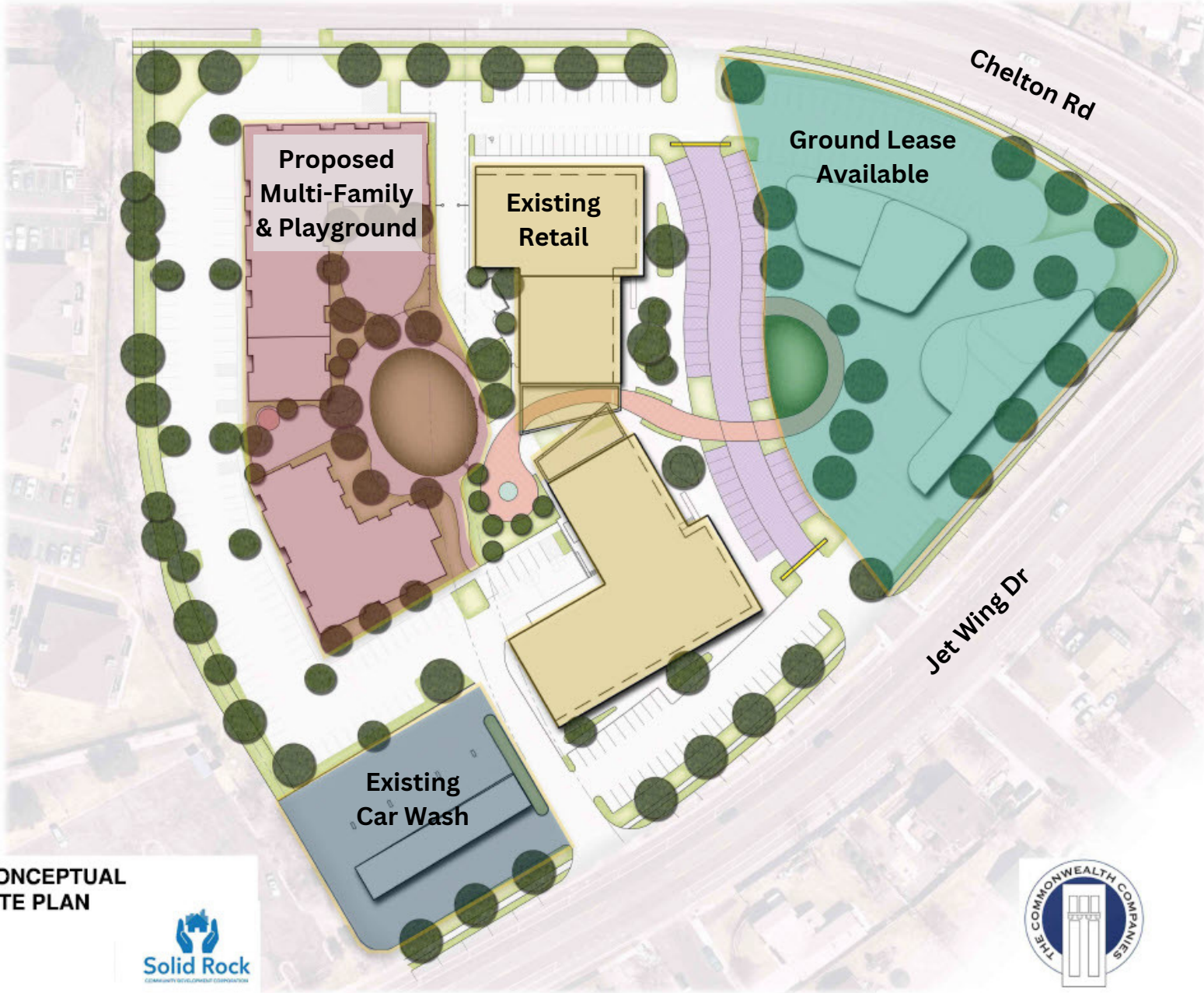
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CONCEPTUAL
SITE PLAN



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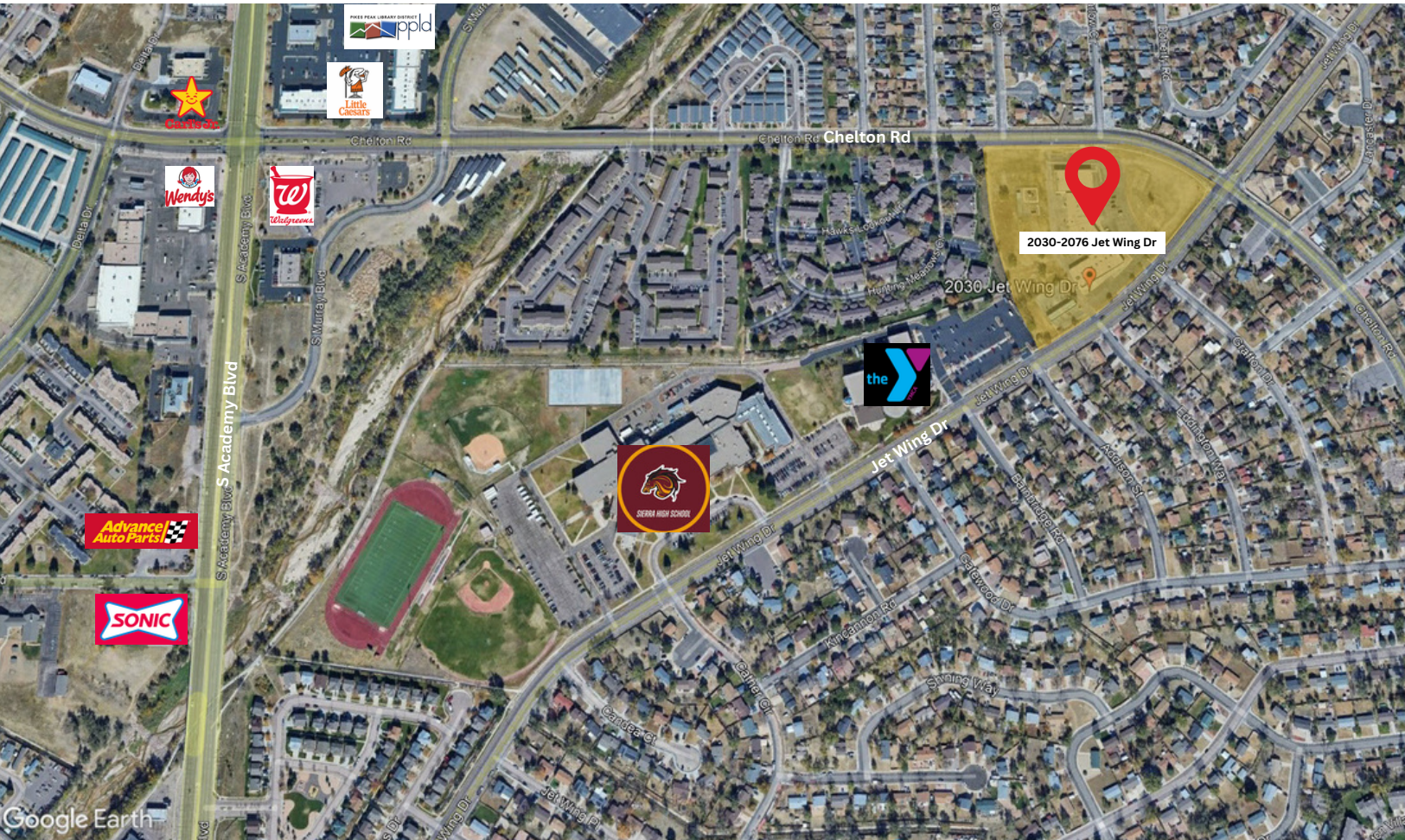
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 POPULATION	20,032	92,962	222,075
HOUSEHOLDS	7,109	34,722	87,936
AVE HH INCOME	\$60,220	\$52,657	\$56,387

COMBINED TRAFFIC COUNTS

Chelton Rd	Marlow Cir W	12,009	VPD	2022
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*Sourced by CoStar

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