

# THE MARKET AT SPRING CREEK



**1640 S. CIRCLE DRIVE  
COLORADO SPRINGS, CO 80910**

## FEATURES

Ongoing property improvements such as parking lot repairs, painting, new lighting, signage, and more.

Easy access to major highways.

Up and coming neighborhood.

Community projects including a weekly food truck rally, outdoor exercise equipment, colorful murals and art installations.

## DEMOGRAPHICS (2022)



**POPULATION**

1 MILE: 15,659  
3 MILES: 128,795  
5 MILES: 248,378



**HOUSEHOLDS**

1 MIILE: 6,310  
3 MILES: 52,723  
5 MILES: 101,055



**HOUSEHOLD  
INCOME  
(MEDIAN)**

1 MIILE: \$42,251  
3 MILES: \$48,255  
5 MILES: \$55,694

## LEASING INFORMATION

### ASKING RATES

Call for details.

### 2022 EST. NNN

\$3.00/sq.ft.

### TERMS

3-5 year leases.

### MAXIMUM CONTIGUOUS

4,723 sq.ft.

### MINIMUM SF

1,229 sq.ft.



SUITE	TENANT	SQ. FT.
1530	Dollar Tree	12,000
1640	Kolache Shack	500
1650	Peak City Athletics	1,600
1652	CommunityWorks	6,050
1654	EZ Pawn	6,100
1660	Camerons	65,280
1710	Carlos Gonzalez Insurance Agency	2,410
1712	Yong's Korean Kitchen	1,400
1714	Subway	1,495
1716	AVAILABLE	2,723
1720	AVAILABLE	2,000
1722	Juanita's Pepitas	1,254
1724	O&M Designz	1,225
1726	AVAILABLE	1,255
1728	AVAILABLE	1,229
1750	Tacos Express	803

**SITE MAP**



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