

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:



Not Just Hair



PROPERTY SPECIFICATIONS

BUILDING SIZE 31,400 SF

SUITE	SIZE	LEASE RATE NNN
• 2060	5,885 SF	\$12.00 NNN
• 2064	1,350 SF	\$14.00 NNN

OPERATING EXPENSES \$3.32 PSF (EST 2025)

YEAR BUILT 1985

ZONING PBC

Greg Kaufman
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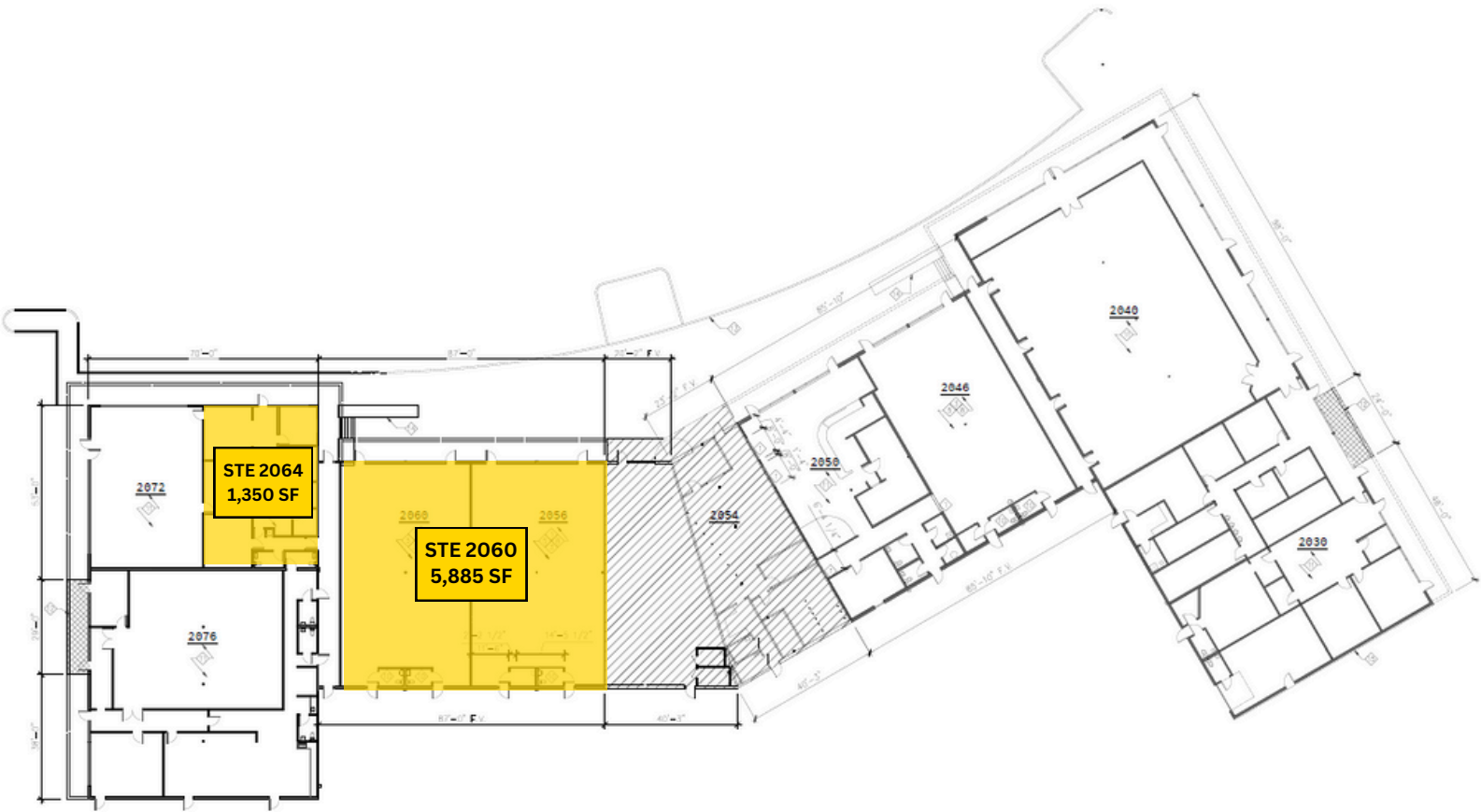
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SUITE	TENANT	SIZE
2030	Hayat Care Center, Inc	12,250 SF
2046	OCCUPIED	3,210 SF
2050	Stompin' Groundz	2,790 SF
2052	Solid Rock CDC	2,300 SF
2054	Regina English	2,300 SF

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

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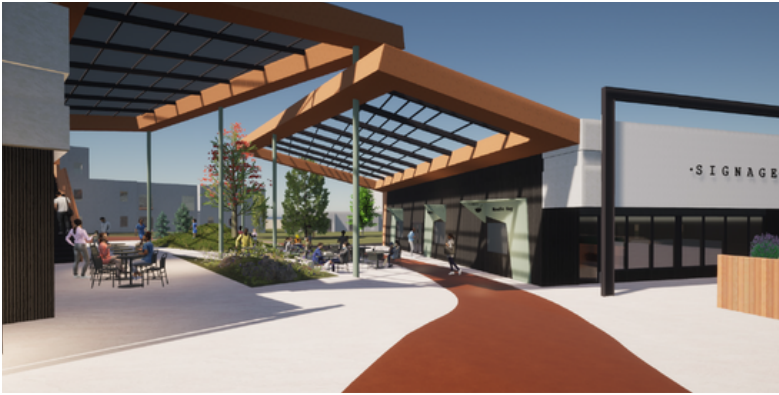
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Call Broker to discuss ground lease opportunity!



View from intersection



Renderings

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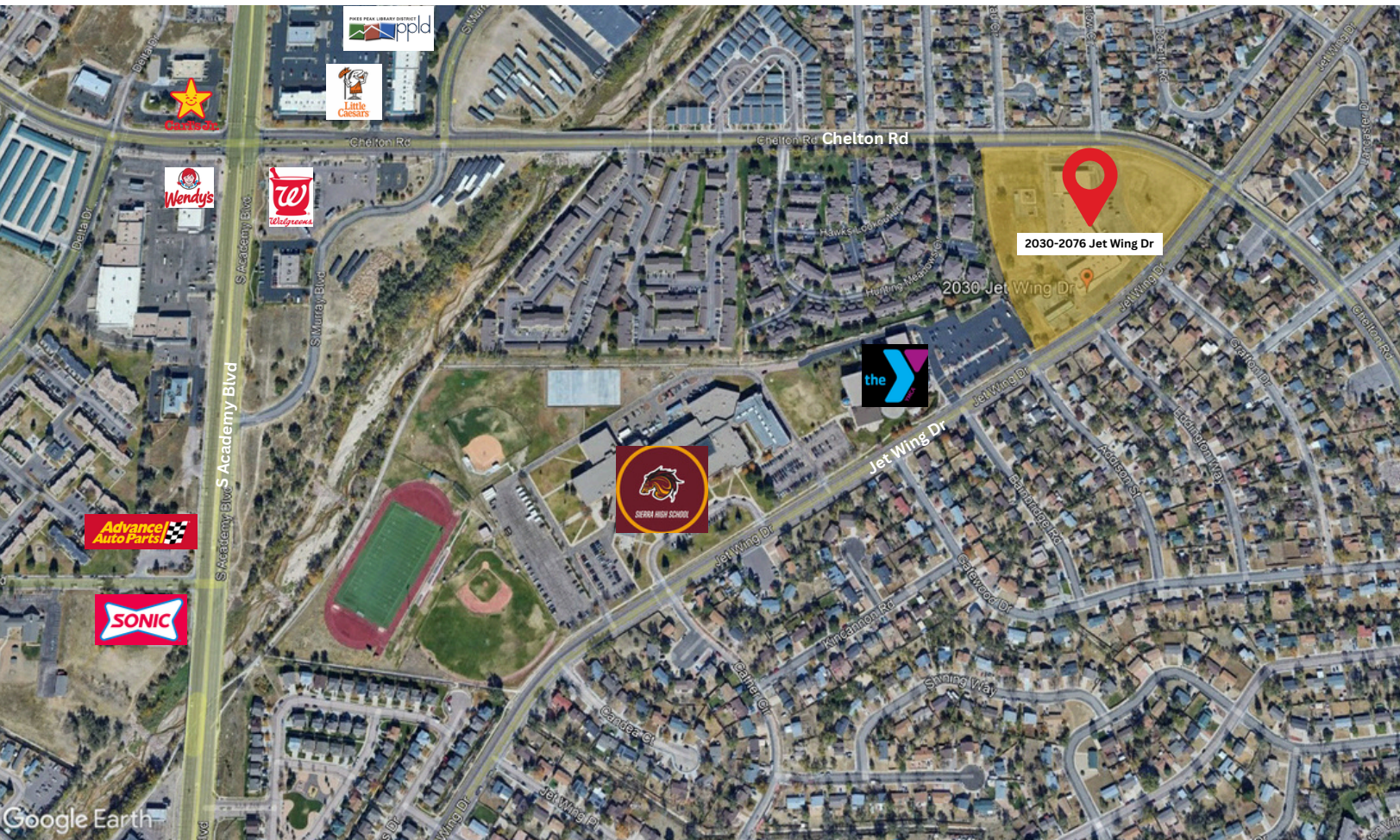
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	20,050	92,211	219,420
HOUSEHOLDS	7,154	34,432	85,600
AVE HH INCOME	\$63,515	\$65,891	\$74,635

COMBINED TRAFFIC COUNTS

Chelton Rd	Marlow Cir W	12,009	VPD	2025
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*Sourced by CoStar

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