



FOR LEASE

# BARNES CENTER

4785 Barnes Rd.  
Colorado Springs, CO 80917



## PROPERTY

### overview

Located just east of Doherty High School take advantage of the great visibility and easy access this site provides. This center sits in between both Austin Bluffs Parkway and N Powers Blvd giving any user a unique opportunity to capitalize on dense consumer activity. With national and local favorite retailers in close proximity it is easy to see why this site is in high demand!



## OFFERING

### summary

Unit O

Size: 1,231 SF

Asking Rate: \$2,170.66/mth (includes estimated NNN's)

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

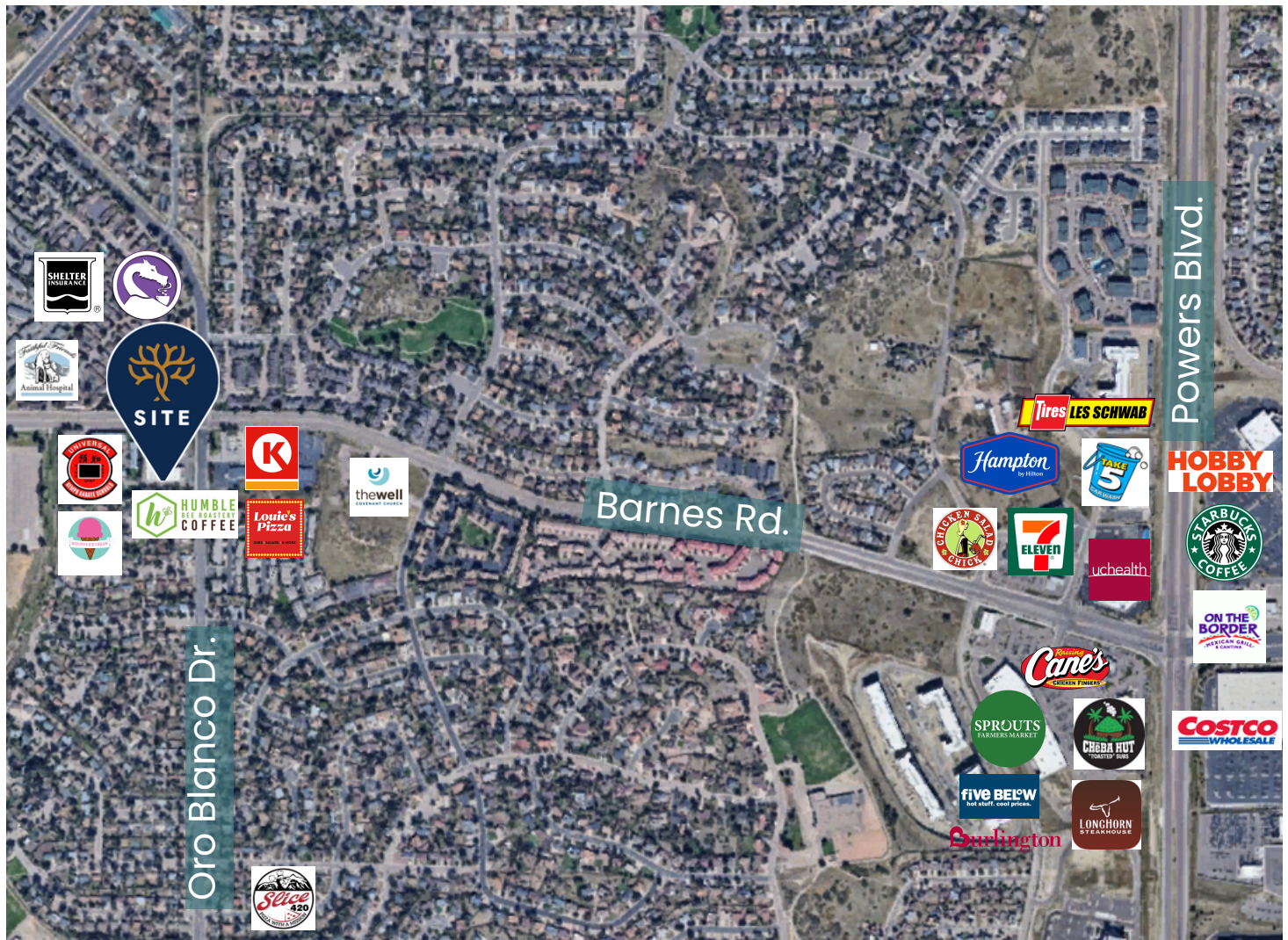
## CONTACT US

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## AREA demographics

### 2 MILES

Total Households	25,268
Total Population	61,851
Average HH Income	\$93,922

### 5 MILES

Total Households	111,741
Total Population	287,020
Average HH Income	\$96,083

### 10 MILES

Total Households	224,803
Total Population	575,621
Average HH Income	\$98,622

### Traffic Count Barnes Rd. and Oro Blanco Dr. W: 19,015 VPD (2025)

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