

## RETAIL SPACE FOR LEASE

1849 N Circle Dr  
Colorado Springs, CO 80909

### PROPERTY SPECIFICATIONS

 **LOCATION:** 1849 N Circle Dr  
Colorado Springs, CO 80909

 **AVAILABLE SPACE:** 1,725 SF

 **LEASE RATE** \$15.00 / SF + NNN

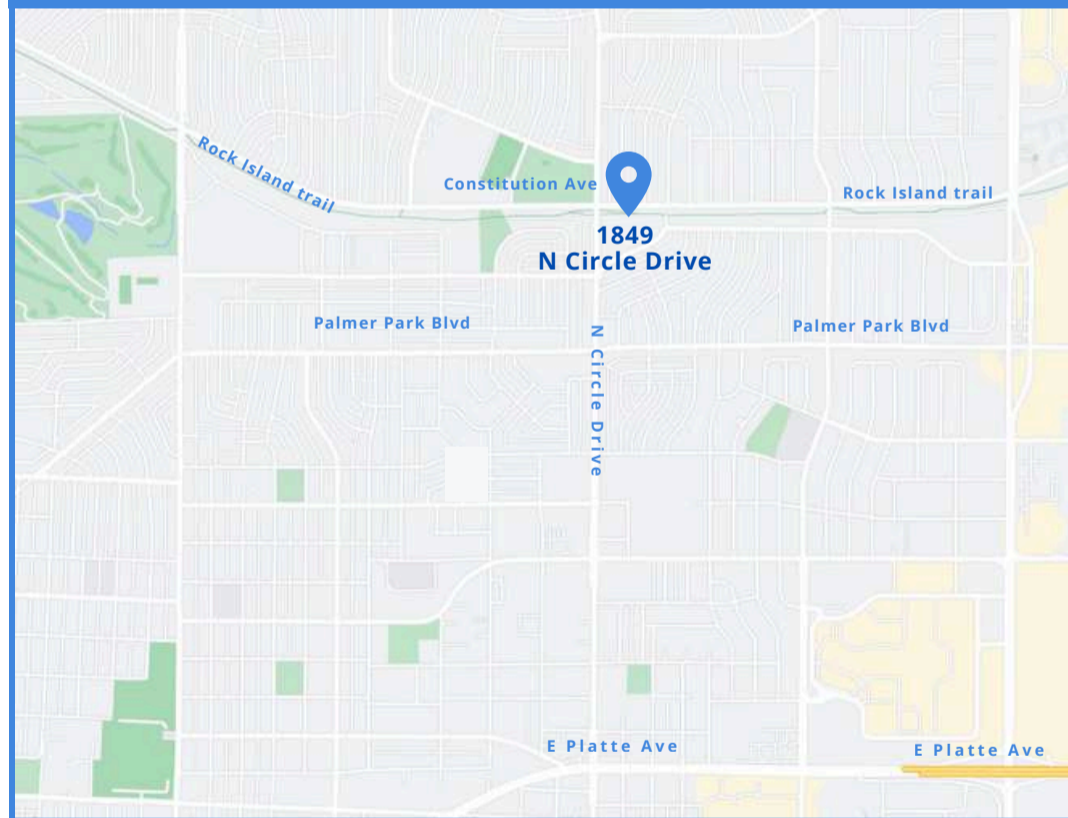
**NNN (2023 Est.)** \$5.00 / SF

 **ZONING:** PBC

#### Additional Features:

- Newly renovated space
- High Traffic Count
- High Visibility
- Located within **Opportunity Zone**

### MAP



**JASON CASTRO**

President



jason@peakcp.net  
719.227.9987

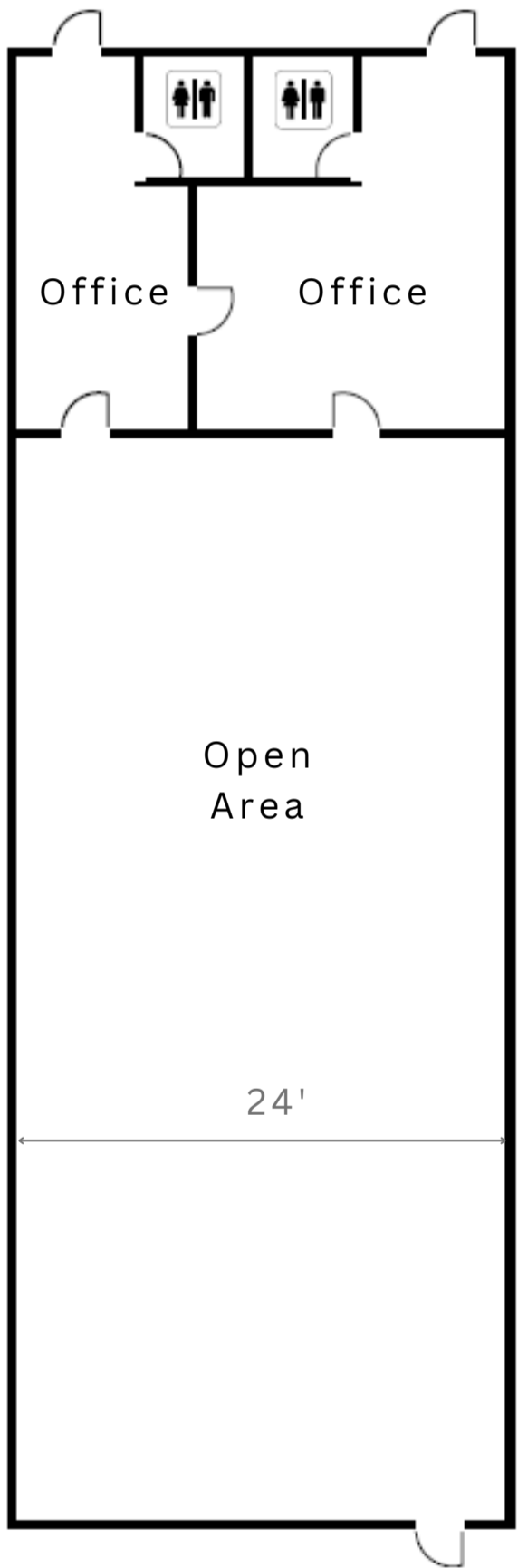
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## FLOOR PLAN

1849

1,725 SF



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact



2727 N. Cascade Avenue,  
Suite 127, Colorado Springs, CO 80907

719.227.9987

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Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. `Price, terms, and information are subject to change without notice.

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AERIAL



**VOLUME PER DAY**  
N Circle Drive  
21,793 SF



**VOLUME PER DAY**  
Constitution Ave  
16,700 SF



**POPULATION**  
94,737



**MEDIAN INCOME**  
\$44,675

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