



THRIVETM
COMMERCIAL PARTNERS



FOR LEASE

UNION GAP SHOPPETTE

3356-3366 TEMPLETON GAP RD.
COLORADO SPRINGS, CO 80907



PROPERTY overview

There is a Physical Therapy space available for lease at the Union Gap Shoppette. With easy access to E. Fillmore Ave and I-25, these suites offer tenants high visibility from N. Union Blvd as well as plentiful on-site parking.

OFFERING summary

| | |
|----------------|--------------------------|
| Available SF: | 2,440 SF |
| Lease Rate: | \$16.00 SF/Yr |
| NNN's: | \$4.25 SF/Yr (2024 Est.) |
| Building Size: | 14,300 SF |

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

LOGAN HARRISON | 719.314.6833
logan@thrivecommercialpartners.com

MICHAEL PAUL | 719.659.4170
michael@thrivecommercialpartners.com

PO Box 1329 | Colorado Springs, CO 80901 | 719.530.4400 | thrivecommercialpartners.com



AREA demographics

1 MILE

| | |
|-------------------|----------|
| Total Households | 4,815 |
| Total Population | 10,886 |
| Average HH Income | \$71,732 |

3 MILES

| | |
|-------------------|----------|
| Total Households | 48,728 |
| Total Population | 110,892 |
| Average HH Income | \$72,874 |

5 MILES

| | |
|-------------------|----------|
| Total Households | 124,724 |
| Total Population | 295,104 |
| Average HH Income | \$77,935 |

TRAFFIC COUNTS (N. UNION & TEMPLETON GAP): 42,062 VPD

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