## Retail Space For Lease

### 6217 Lehman Drive

Colorado Springs, CO 80918



#### **PROPERTY SUMMARY**

Discover an exceptional opportunity for your business at **6217 Lehman Drive.** This prime commercial space offers a perfect blend of visibility and accessibility, making it an ideal location for your business.

- Versatile Layout
- Ample Parking

SONIC

- Lighted Intersection in High Traffic Area
- Proximity to Amenities



rtunity for your <b>e.</b> This prime fect blend of king it an ideal	TOTAL BUILDING SF		4,720 SF					
	<ul><li>AVAILABLE SPACE</li><li>Street Level</li><li>Lower Level</li></ul>	<b>SF</b> 2,278 SF 1,653 SF	<b>PRICE</b> \$23.00 PSF \$16.00 PSF					
h Traffic Area	OPERATING EXPENSE	\$7.00 PSF (Est. 2024)						
	YEAR BUILT		1984					
CHIEF VAPOR								

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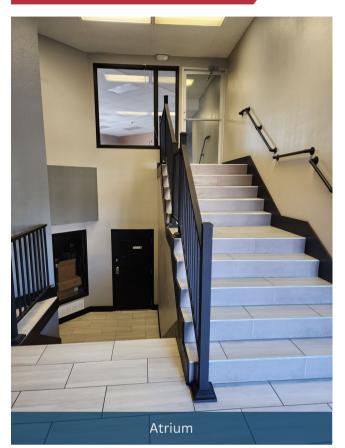


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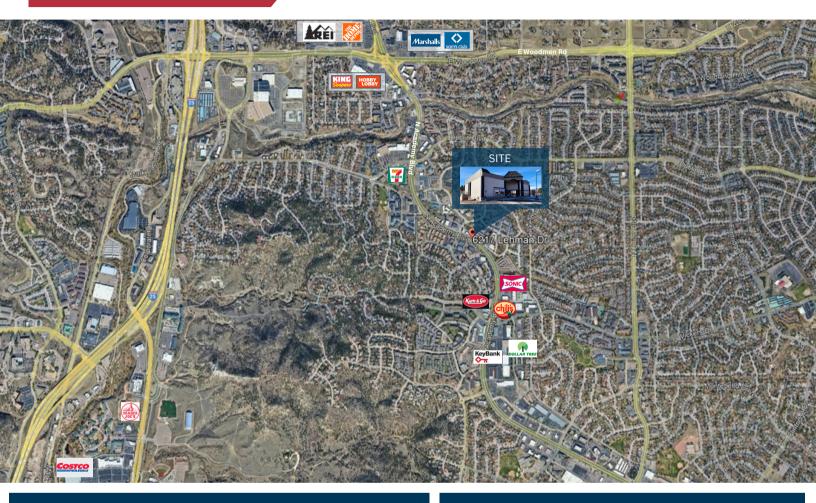


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DEMOGRAPHICS				COMBINED TRAFFIC COUNTS					
	1 Mile	3 Mile	5 Mile	N Academy Blvd	Lehman Dr NW	46,901	VPD	2022	
2023 POPULATION	14,550	98,052	252,480			*5	Sourced b	oy CoStar	
HOUSEHOLDS	6,163	39,846	100,126						
AVE HH INCOME	\$85,894	\$95,118	\$99,125						
	HOE	BY <del>©</del>	sam's club	DOLLAR TREE	K St	ING open	50	NIC	
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