

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
- Lighted Intersection in High Traffic Area
- Proximity to Amenities

PROPERTY SPECIFICATIONS

TOTAL BUILDING SF 4,720 SF

| AVAILABLE SPACE | SF | PRICE |
|-----------------|----------|-------------|
| • Street Level | 2,278 SF | \$23.00 PSF |
| • Lower Level | 1,653 SF | \$16.00 PSF |

OPERATING EXPENSE \$7.00 PSF (Est. 2024)

YEAR BUILT 1984



CHIEF VAPOR



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Atrium



Street-Level Suite



Street-Level Suite



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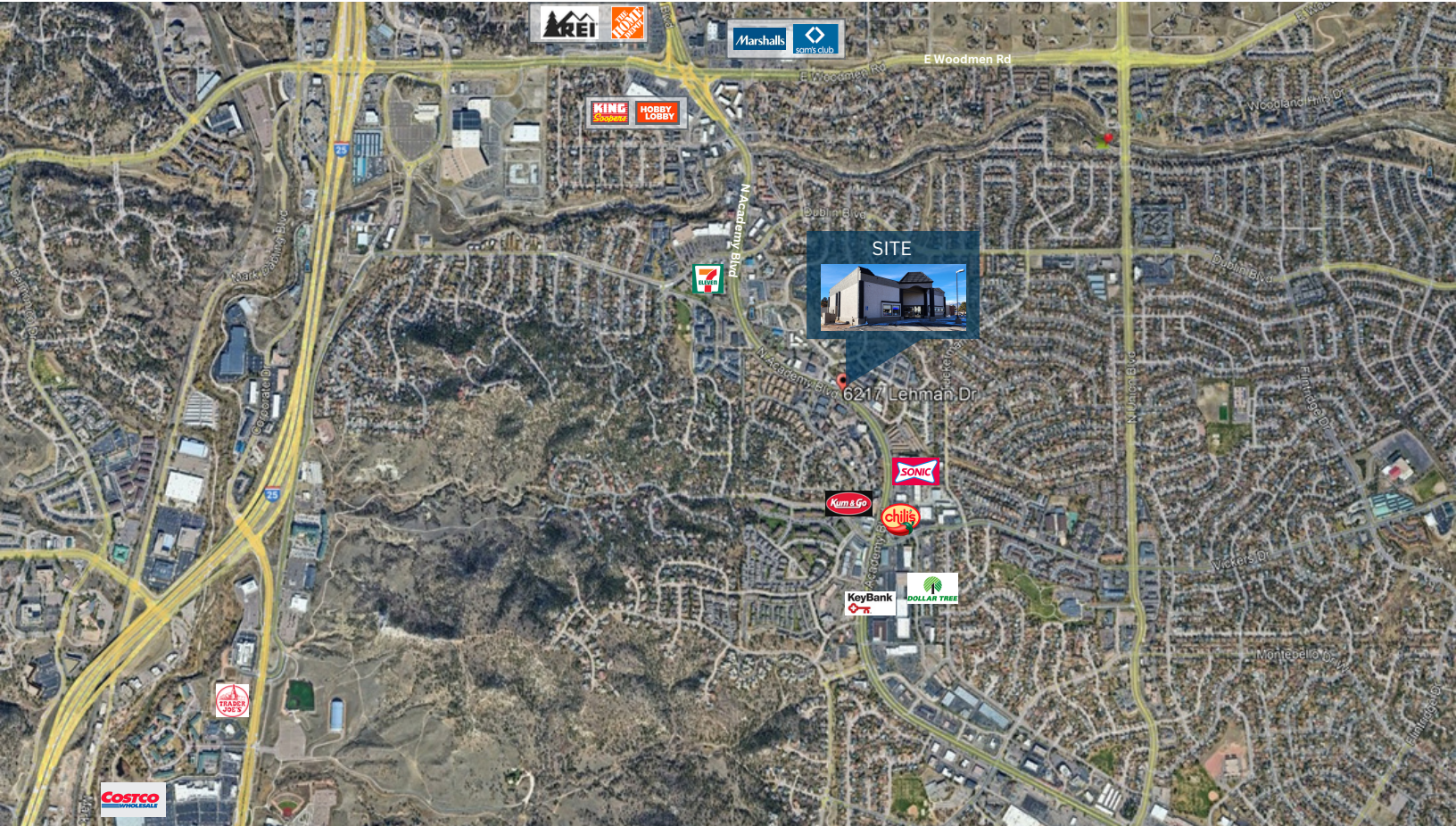
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DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|------------------------|----------|----------|----------|
| 2023 POPULATION | 14,550 | 98,052 | 252,480 |
| HOUSEHOLDS | 6,163 | 39,846 | 100,126 |
| AVE HH INCOME | \$85,894 | \$95,118 | \$99,125 |

COMBINED TRAFFIC COUNTS

| N Academy Blvd | Lehman Dr NW | 46,901 | VPD | 2022 |
|----------------|--------------|--------|-----|------|
|----------------|--------------|--------|-----|------|

*Sourced by CoStar



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