

# Prime Retail Space on Platte Avenue for Lease

2312 - 2332 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909



## Overview

2312 – 2332 East Platte Avenue offers a flexible opportunity in the heart of Colorado Springs. Ideally positioned on the north side of East Platte Avenue between Union and Circle, this MX-L zoned property spans approximately 2.8 acres and features frontage on both Platte Avenue and Boulder Street.

This property has high visibility with excellent traffic exposure, and much of the lot is fenced with 6' tall chain link including the auto storage lot which is entirely fenced. The expansive lot and dual street access provide ample space for a variety of retail, commercial, or mixed-use tenants, making it ideal for a wide range of businesses needing high visibility.

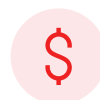
For a private showing and all the confidential financial details, call Tim Leigh: 719-337-9551, Holly Trinidad: 719-337-0999, Jayme Wilson: 719-722-8632.

Unit:	Size:	Lease Rate:
<b>2310</b> (Retail)	1,537 SF	\$1,400 / Month
<b>2312</b> (Retail)	1,500 SF	\$1,500 / Month
<b>2318</b> (Retail)	2,800 SF	\$4,000 / Month
<b>2332</b> (Apartment A on 2nd floor) * Newly remodeled - 2 bed, 1 bath, dishwasher, washer/dryer	1,527 SF	\$1,550 / Month

## Highlights

- Residential 2 Year Lease
- High Traffic Counts & Central Location
- 6' Tall Chain Link Fence on Lot
- Ample Parking
- Zoned MX-L

## Property Details



### Lease Rate

\$10.93 - \$17.14 SF/YR



**Zoning**  
MX-L



### Space Available

625 - 2,800 SF

Rev: December 2, 2025



### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

### Tim Leigh

C: 719.337.9551  
O: 719.630.2277  
Tim@HoffLeigh.com

### Holly Trinidad

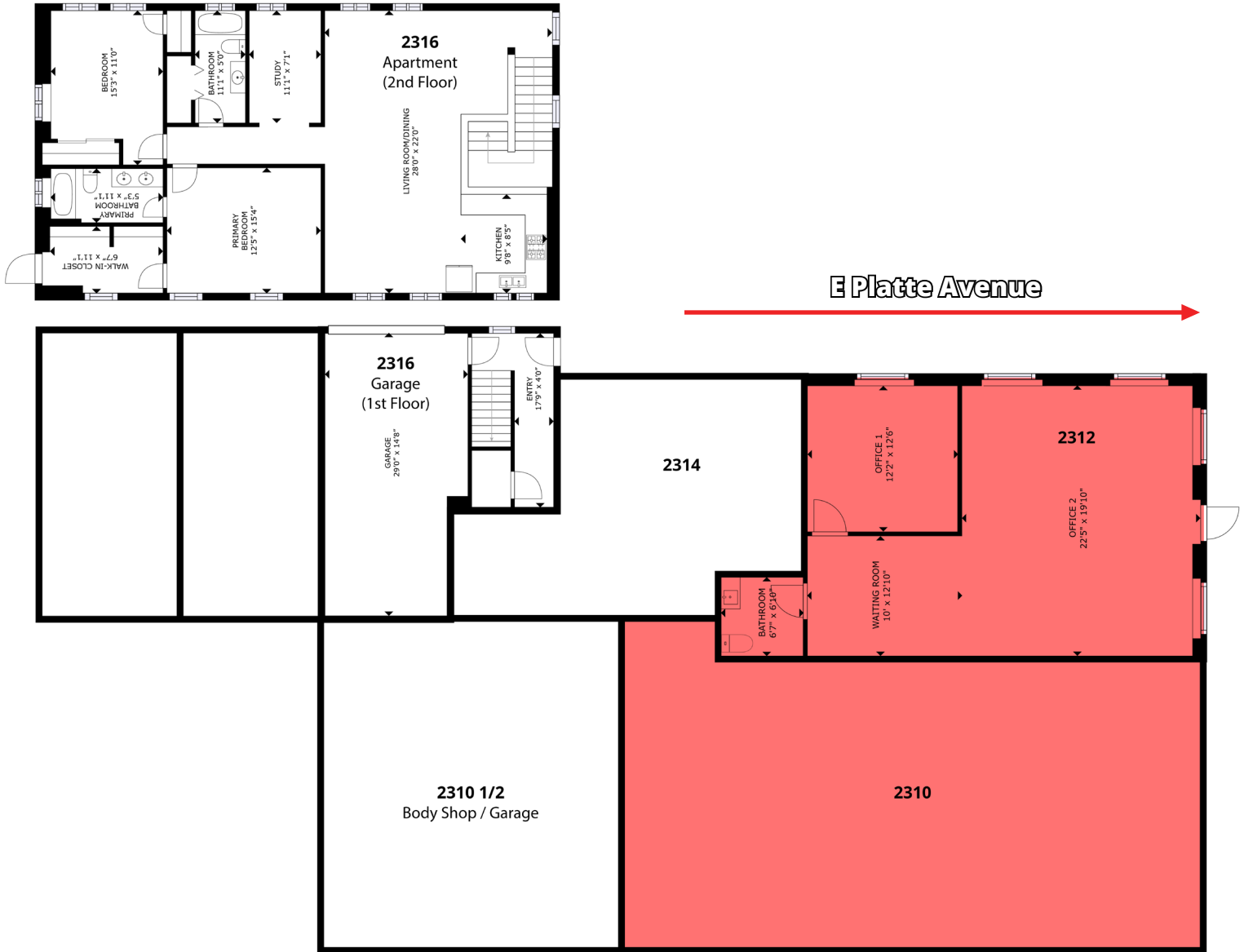
C: 719.337.0999  
O: 719.630.2277  
Holly@HoffLeigh.com

### Jayme Wilson

C: 719.722.8632  
O: 719.630.2277  
JWilson@HoffLeigh.com

# Prime Retail Space on Platte Avenue for Lease

2312 - 2332 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909



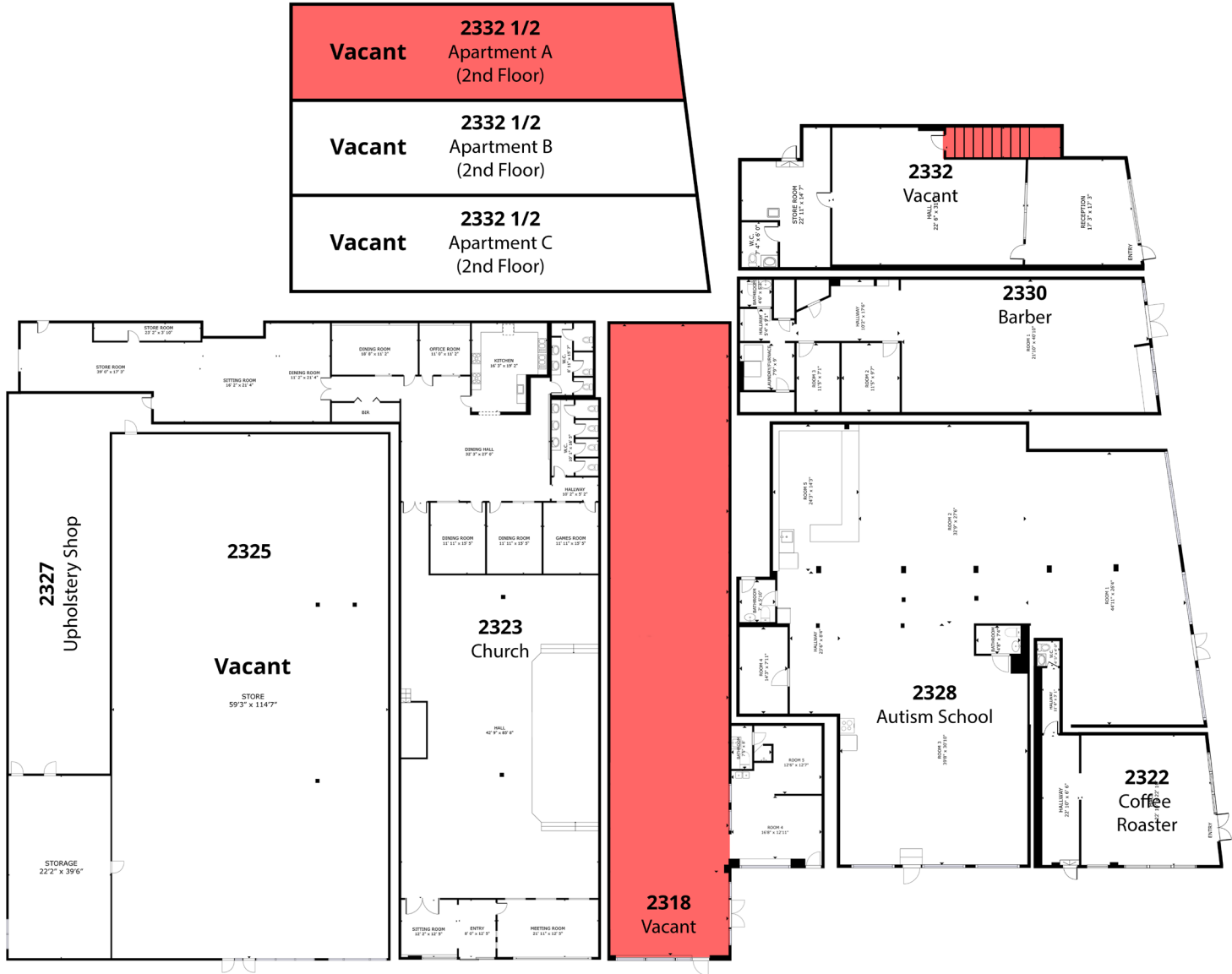
Available for Lease

Rev: December 2, 2025

# Prime Retail Space on Platte Avenue for Lease

2312 - 2332 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909

**\*Available October 1st**



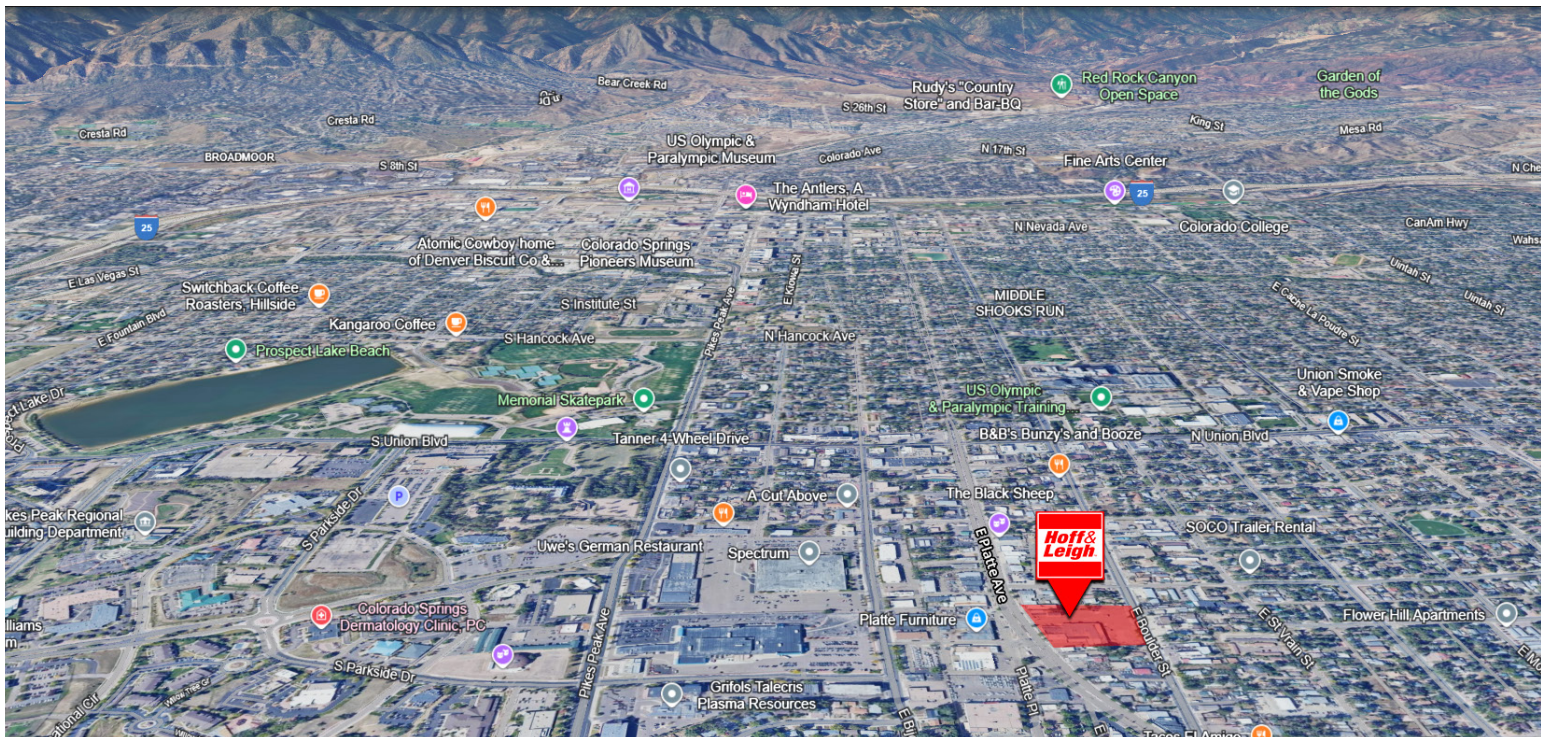
■ Available for Lease

Rev: December 2, 2025



# Prime Retail Space on Platte Avenue for Lease

2312 - 2332 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909



Rev: December 2, 2025

## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

### Tim Leigh

C: 719.337.9551  
O: 719.630.2277  
Tim@HoffLeigh.com

### Holly Trinidad

C: 719.337.0999  
O: 719.630.2277  
Holly@HoffLeigh.com

### Jayme Wilson

C: 719.722.8632  
O: 719.630.2277  
JWilson@HoffLeigh.com