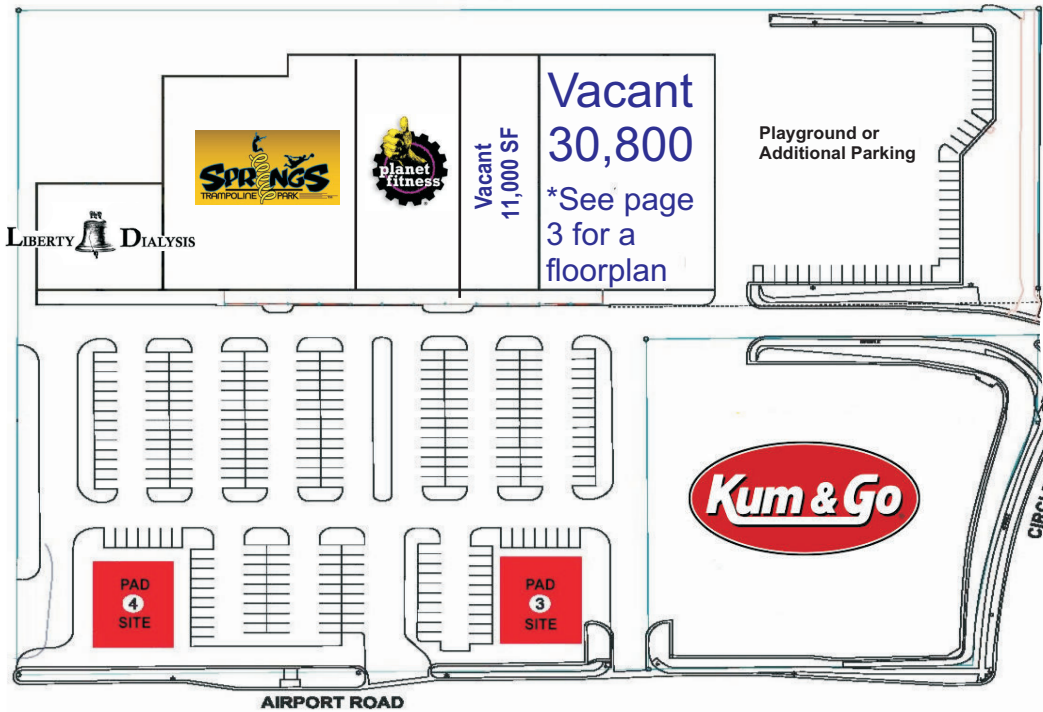




11,000-41,800 Sq. Ft. FOR LEASE!
PRINTERS PARK MARKET CENTER
AIRPORT ROAD & CIRCLE DRIVE, COLORADO SPRINGS



- Commercial Kitchen
- Gymnasium & Stage
- 14 Classrooms
- Wired for Technology
- Monument Signage Available
- Multiple Admin Offices
- Easy Access off of Highway 24

2520 Airport Road
Colorado Springs, CO 80910

Lease Available: 3-10 years
NNN \$1.75 Excluding Utilities

30,800 SF - \$12/SF NNN
11,000 SF Call broker for prices

*11,000 SF space is currently empty shell space, Owners are willing to discuss build-out.

Demographics	1 Mile	3 Miles	5 Miles
Population	14,712	122,102	253,153
Avg HH Income	\$40,806	\$45,262	\$54,839
Estimated Traffic Counts (Avg Daily Traffic)			
On Circle Drive South of Airport	26,600		
On Airport Road East of Circle Drive	22,275		

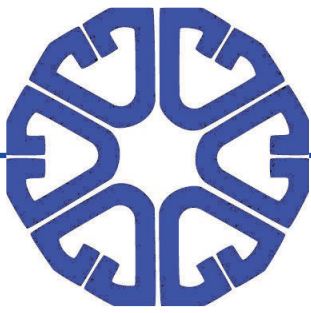


For More Information, Contact:
MIKE OR MATT CRADDOCK
Mike@CraddockCommercial.com or Matt@CraddockCommerical.com

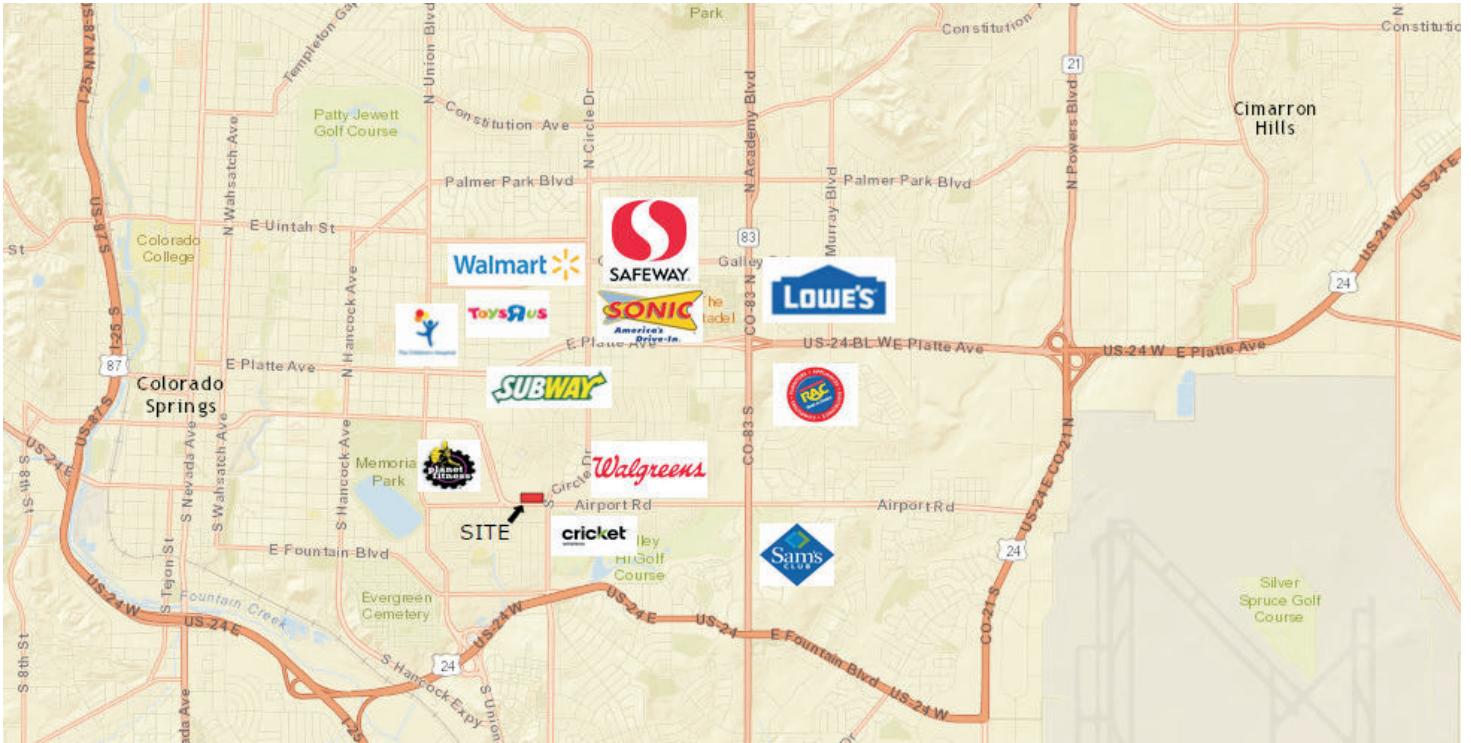
719.630.2233

337 E. Pikes Peak Avenue · Suite 200 · Colorado Springs · CO 80903

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe reliable and is subject to change.



CRADDOCK COMMERCIAL REAL ESTATE, LLC



FORT CARSON ARMY BASE

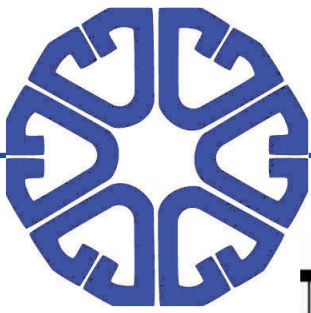
Active Military	25,600
Family Members.....	44,900
Civilians & Contractors.....	6,490
TOTAL	76,990

PETERSON AIR FORCE BASE

Active Military	3,931
Reserve/Nat Guard	1,883
Family Members.....	7,357
Civilians & Contractors.....	5,325
TOTAL	18,496



Proposed Schematic



CRADDOCK COMMERCIAL REAL ESTATE, LLC

