




## PROPERTY SPECIFICATIONS

 **LOCATION:** 1829 N Circle Dr  
Colorado Springs, CO 80909

 **AVAILABLE SPACE:** 5,385 SF

 **DRIVE-IN DOOR:** 1 Drive-In Door

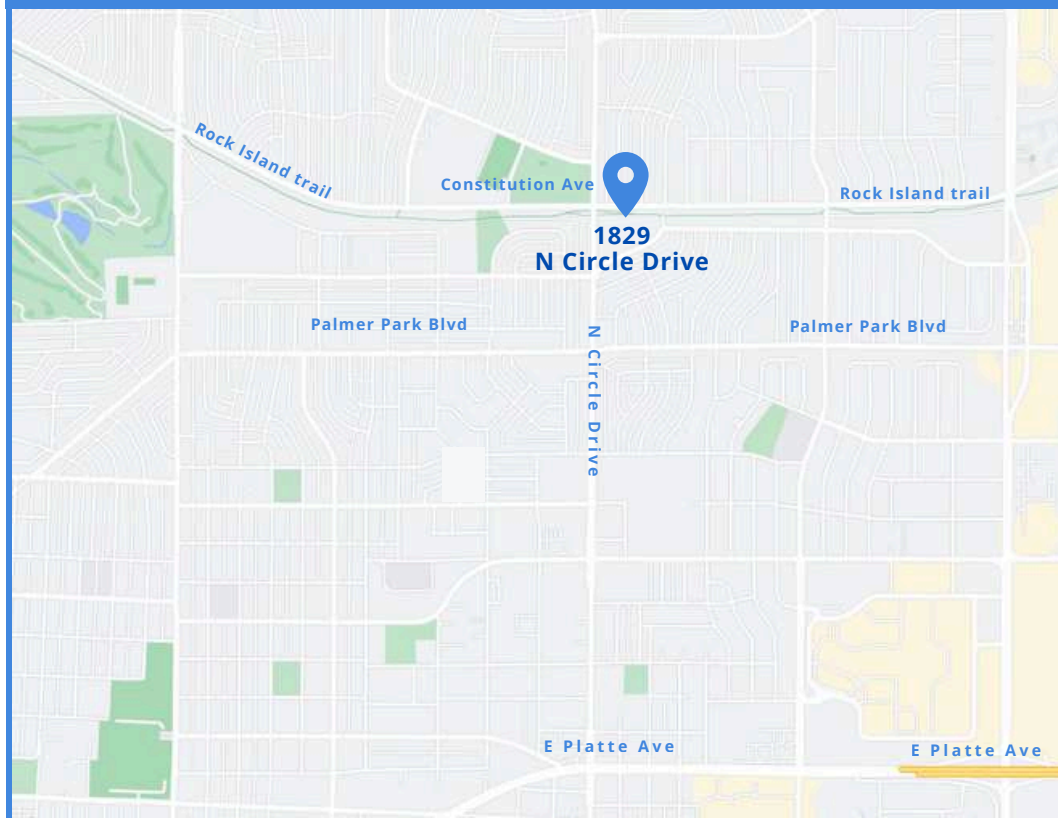
 **LEASE RATE** \$19.00 / SF + NNN  
**NNN (2023 Est.)** \$5.00 / SF

 **ZONING:** PBC

### Additional Features:

- High Traffic Count, High Visibility
- Located within Opportunity Zone
- 1 Drive-In Door
- 100% HVAC
- Flex Use

## MAP




**JASON CASTRO**


President



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 2727 N. Cascade Avenue,  
Suite 127, Colorado Springs, CO 80907

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Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. Price, terms, and information are subject to change without notice.

# FLEX SPACE FOR LEASE

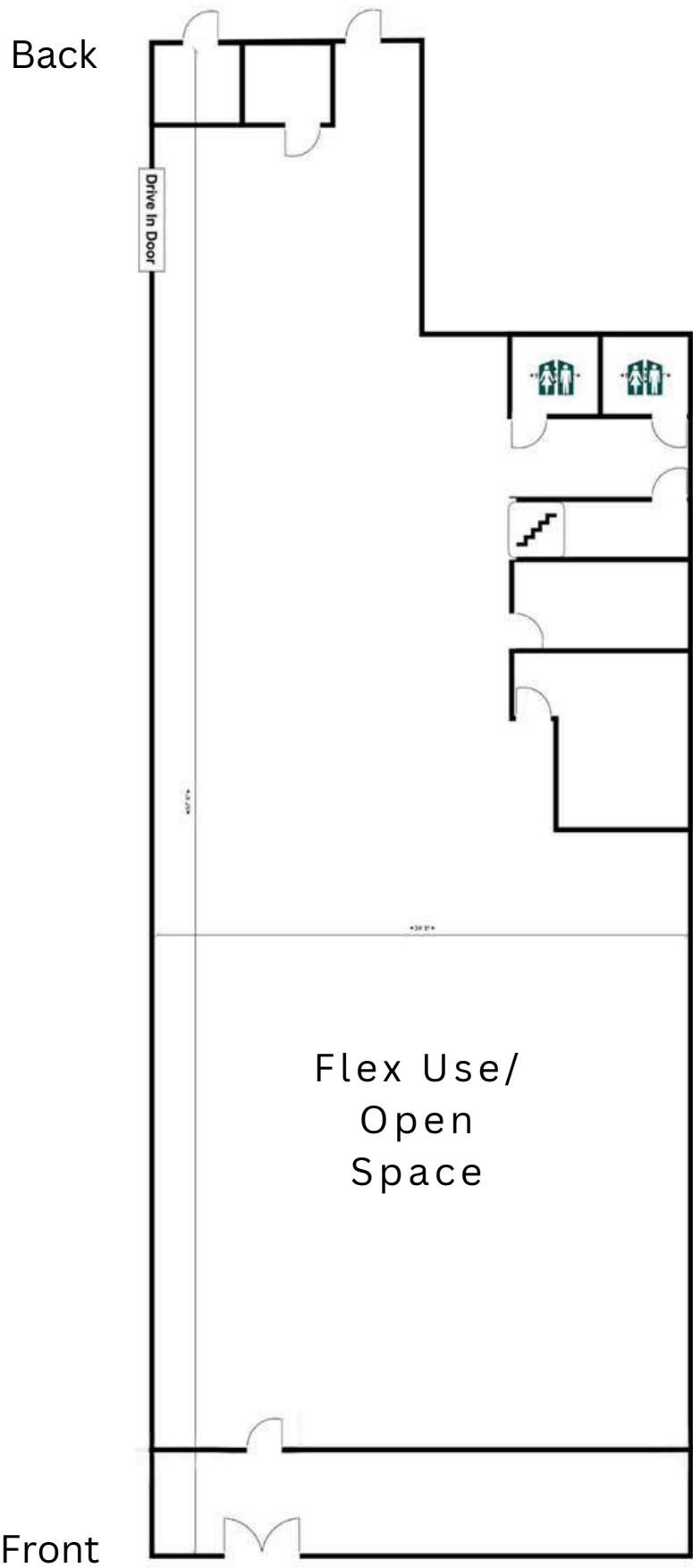
1829 N Circle Dr  
Colorado Springs, CO 80909

## FLOOR PLAN

**1829**

5,385 SF

*With 1 Drive-In Door & 100% HVAC*



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact



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# FLEX SPACE FOR LEASE

1829 N Circle Dr  
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AERIAL



**VOLUME PER DAY**  
N Circle Drive  
21,793 SF



**VOLUME PER DAY**  
Constitution Ave  
16,700 SF



**POPULATION**  
94,737



**MEDIAN INCOME**  
\$44,675

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