

For Lease
Retail Space

Northgate Village

12229-12245 Voyager Parkway
Colorado Springs, CO 80911



PROPERTY SUMMARY

Northgate Village is a popular local shopping and dining destination for a rapidly growing community within the Northeast Corridor of Colorado Springs. This space offers high visibility from Voyager Parkway and easy access. This location benefits from the busy traffic generated by the surrounding retailers including Sushi Ato, The Parkway Tavern, and Fyzical Therapy & Balance Centers.



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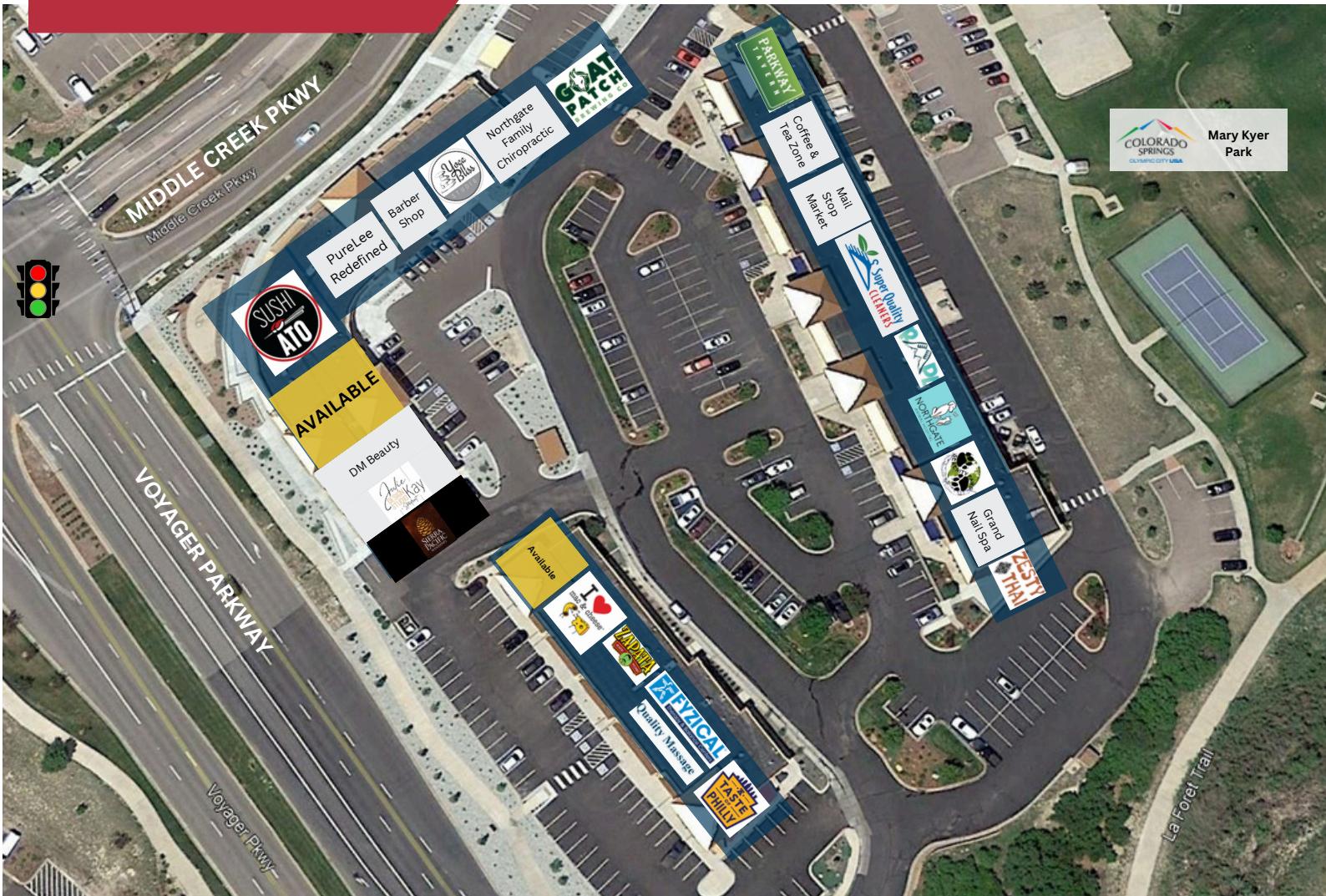
12245 Voyager Parkway			12229 Voyager Parkway			12225 Voyager Parkway		
Suite	Tenant	RSF	Suite	Tenant	RSF	Suite	Tenant	RSF
100	Goat Patch Brewery	3,600 SF	100	AVAILABLE	2,136 SF	1-2	Parkway Tavern	3,035 SF
118-124	Northgate Family Chiropractic	2,400 SF	120	I Heart Mac & Cheese	1,600 SF	3	Coffee & Tea Zone	1,098 SF
130	Yoga Bliss Studio	1,200 SF	140	Zapata	1,600 SF	4	Mail Stop Market	1,132 SF
136	Famous American Barber	1,100 SF	150	FYZICAL Therapy & Balance Centers	2,275 SF	5	Super Quality Cleaners	1,132 SF
142	PureLee Redefined	1,692 SF	160	Quality Massage	1,000 SF	6-8	Rocky Mtn Pediatric Dentistry	3,477 SF
148	Sushi Ato	4,091 SF	170	Taste of Philly	1,542 SF	9-11	Serenity Paws Grooming	3,693 SF
156-162	AVAILABLE	2,400 SF				12-13	Northgate Animal Hospital	2,093 SF
168	DM Beauty	1,200 SF				14	Blow Me Beautiful	1,037 SF
174	Julie Kay Design Studio	1,200 SF				15	Grand Nail Spa	1,005 SF
180	Sierra Pacific Industries	1,200 SF				16	Zesty Thai	2,682 SF

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 POPULATION	7,382	28,101	75,798
HOUSEHOLDS	2,769	9,971	26,429
AVE HH INCOME	\$140,694	\$147,397	\$137,008

COMBINED TRAFFIC COUNTS

Voyager Pkwy	Middle Creek Pkwy NW	16,315	VPD	2022
				*Sourced by CoStar



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