

# RETAIL PROPERTY FOR LEASE

## MURRAY SQUARE

521-659 N. MURRAY BLVD, COLORADO  
SPRINGS, CO 80915



### OFFERING SUMMARY

Available SF:	1,478 - 2,106 SF
Lease Rate:	\$11.00 - 12.00 SF/yr (NNN)
Lot Size:	3.29 Acres
Building Size:	33,837 SF
Zoning:	C6 - General Business
2024 NNN:	\$5.50 SF

### PROPERTY HIGHLIGHTS

- One of the city's highest traffic intersections.
- Close proximity to Citadel Mall
- Central location allows easy access to all of Colorado Springs.
- Located on Murray Blvd., between Platte Ave. and Galley Rd.

### PROPERTY OVERVIEW

Anchor Tenants: Walmart Neighborhood Market, Ruth Holley Branch/Pikes Peak Library District  
Landlord will contribute towards Tenant's finish requirements.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
623	\$12.00 SF/yr	1,478 SF
659	\$11.00 SF/yr	2,106 SF



**Jay Carlson**

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**J.P. Robert Nolette**

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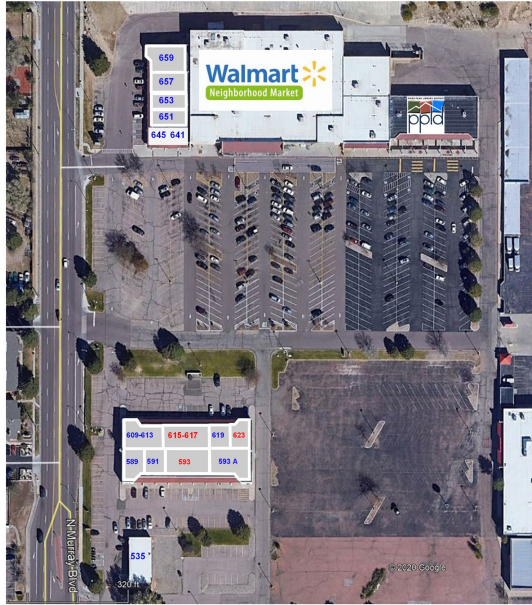
bnolette@fronrangecommercial.com

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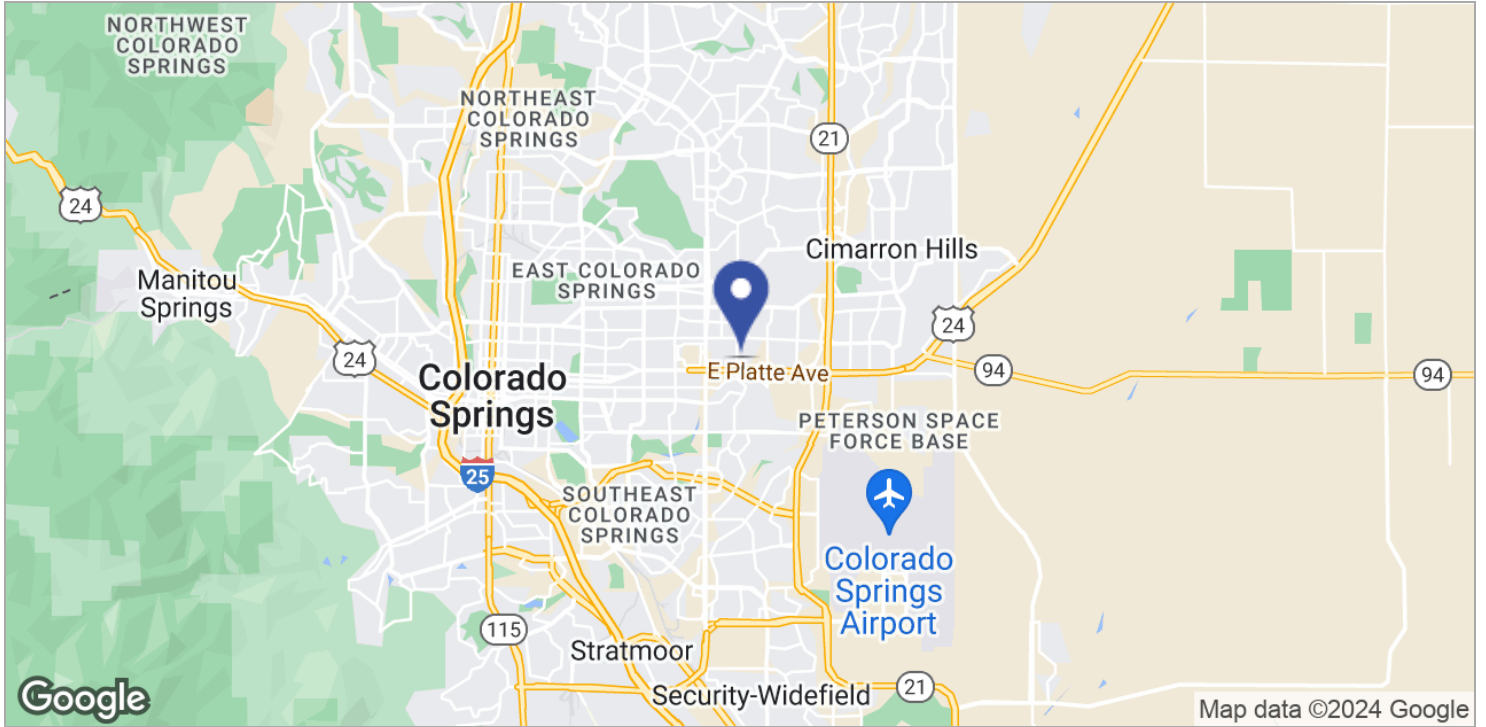
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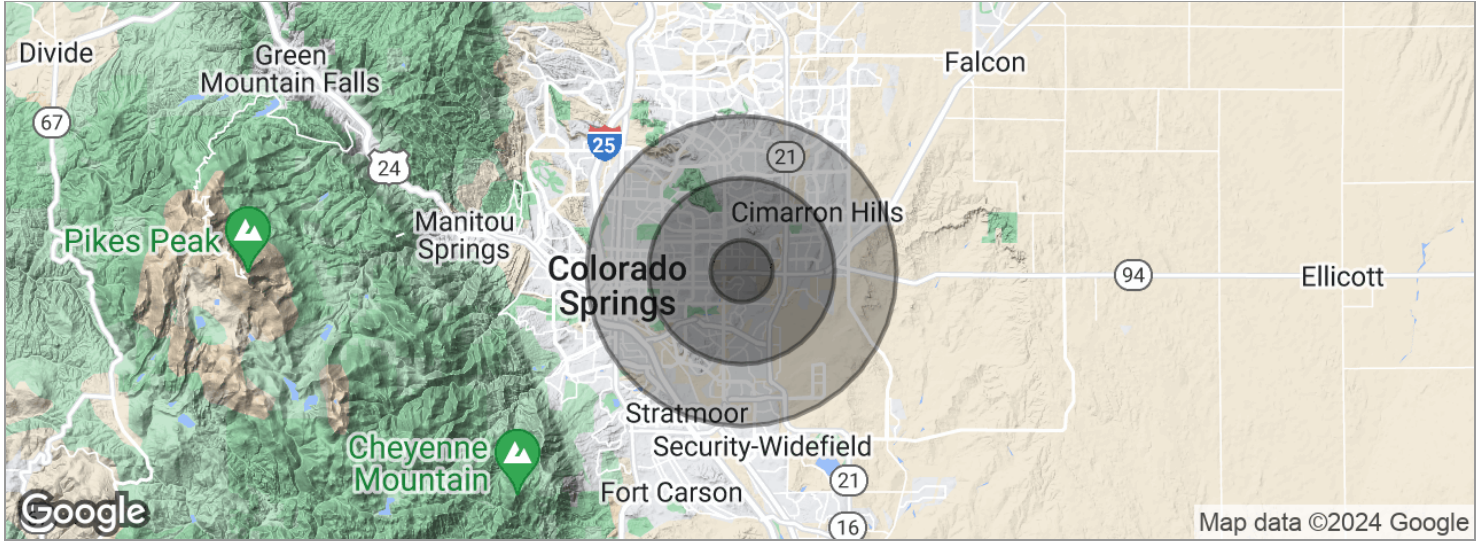
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,589	109,722	253,000
Median age	31.9	34.4	34.6
Median age (male)	32.2	32.9	33.1
Median age (female)	31.2	35.5	36.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,291	44,125	101,109
# of persons per HH	2.6	2.5	2.5
Average HH income	\$40,187	\$49,345	\$54,787
Average house value	\$153,075	\$179,634	\$198,441

### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	31.8%	25.4%	21.8%

### RACE (%)

	1 MILE	3 MILES	5 MILES
White	69.0%	72.0%	74.5%
Black	11.6%	10.4%	8.9%
Asian	1.0%	2.0%	2.2%
Hawaiian	0.0%	0.3%	0.3%
American Indian	1.7%	1.2%	1.1%
Other	13.2%	9.2%	7.5%

\* Demographic data derived from 2020 ACS - US Census



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