

PRIME INLINE RETAIL FOR LEASE  
**BARNES RETAIL CENTER**  
6130 BARNES ROAD, COLORADO SPRINGS, CO 80922



## PROPERTY FEATURES

- Turn-key Professional Office Space, Formerly Edward Jones
- Highly Visible Site with Excellent Access to Powers Blvd. & Barnes Rd. Surrounded by Thriving Residential Communities and Strong Daytime Traffic Drivers
- Ideal for Retail, Office or Service Uses - Designed to Accommodate both Local Businesses & National Tenants
- Located in one of Colorado Springs' Fastest-Growing Corridors with Expanding Rooftops, Retail Demand & Steady Population Growth

### DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	63,625	23,939	\$104,372
5 Mile	260,566	99,361	\$99,076
10 Mile	592,193	230,771	\$97,790

## PROPERTY DETAILS

AVAILABLE	±1,200 SF
LEASE RATE	\$20.00 / SF NNN
CAM	\$7.93 / SF (Estimate)
MONTHLY RENT	\$2,793.00 / Month
PARKING	Shared / Ample to Site
CITY / COUNTY	Colorado Springs / El Paso

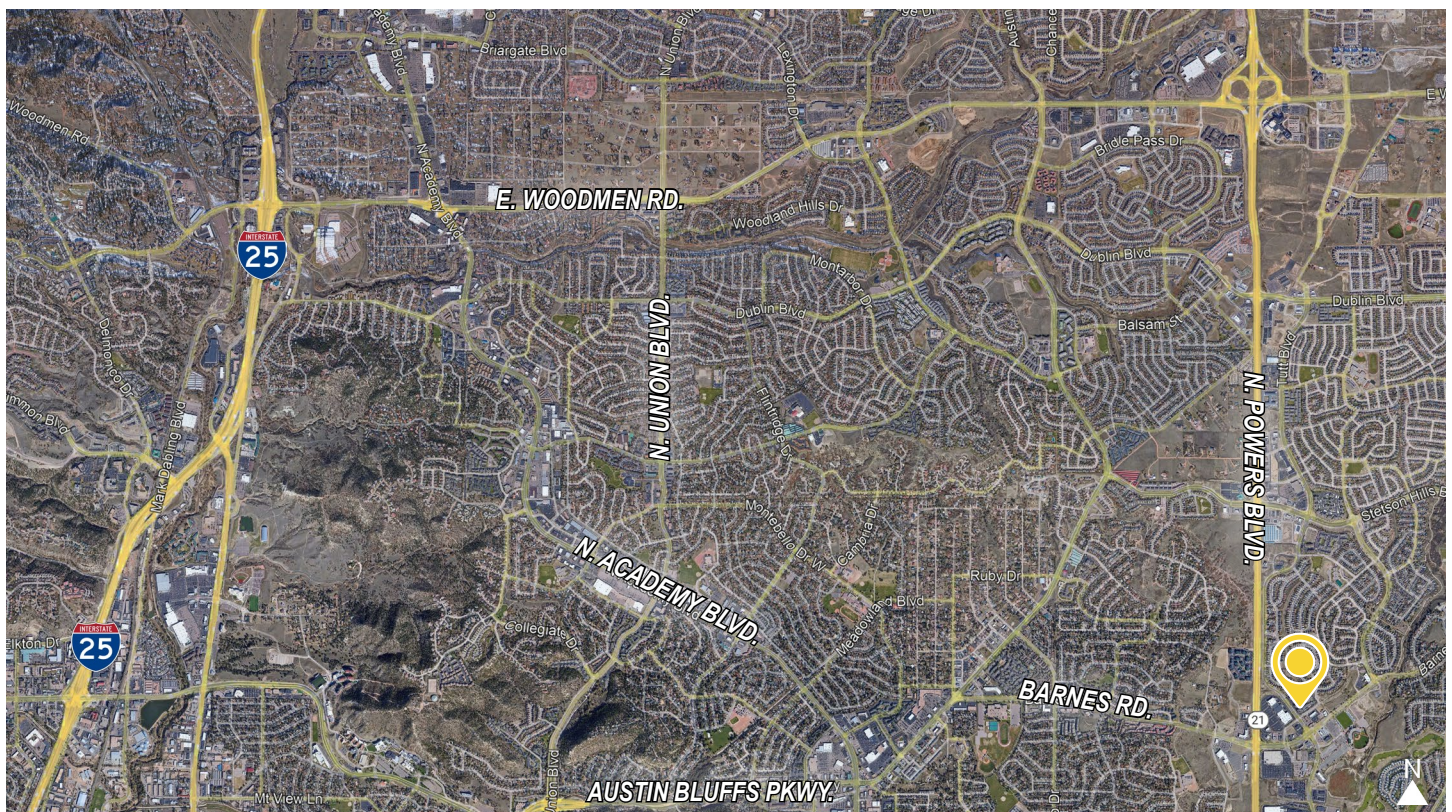
### TRAFFIC COUNTS

#### Average

Approx. 133,000 VPD along I-25 at Austin Bluffs Pkwy.  
Approx. 50,000 VPD at Barnes Rd. & Powers Blvd.  
Approx. 20,000 VPD at Barnes Rd. & Tutt Blvd.



## SITE AERIAL



**TREVEY COMMERCIAL**  
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