

Retail for Lease

Cheyenne Plaza

1791 South Eighth Street
Colorado Springs, CO 80906



PROPERTY SUMMARY

Cheyenne Plaza is a busy retail center located at the corner of S. Eighth Street and Cheyenne Boulevard. Anchored by Ace Hardware, it offers easy access and excellent visibility from both main roads. It is close to I-25 and The Broadmoor Hotel.



**GOLDEN MOUNTAIN
MONTESSORI**



**MagicKey
LOCKSMITHS**



PROPERTY FEATURES

TOTAL CENTER SIZE	76,839 SF
AVAILABLE SPACE	2,100 SF - 4,200 SF
LEASE RATE NNN	\$16 - \$20 PSF NNN
OPERATING EXPENSE (2026 Est.)	\$4.71 PSF
ZONING	MX-M
YEAR BUILT/RENOVATED	1987/2024

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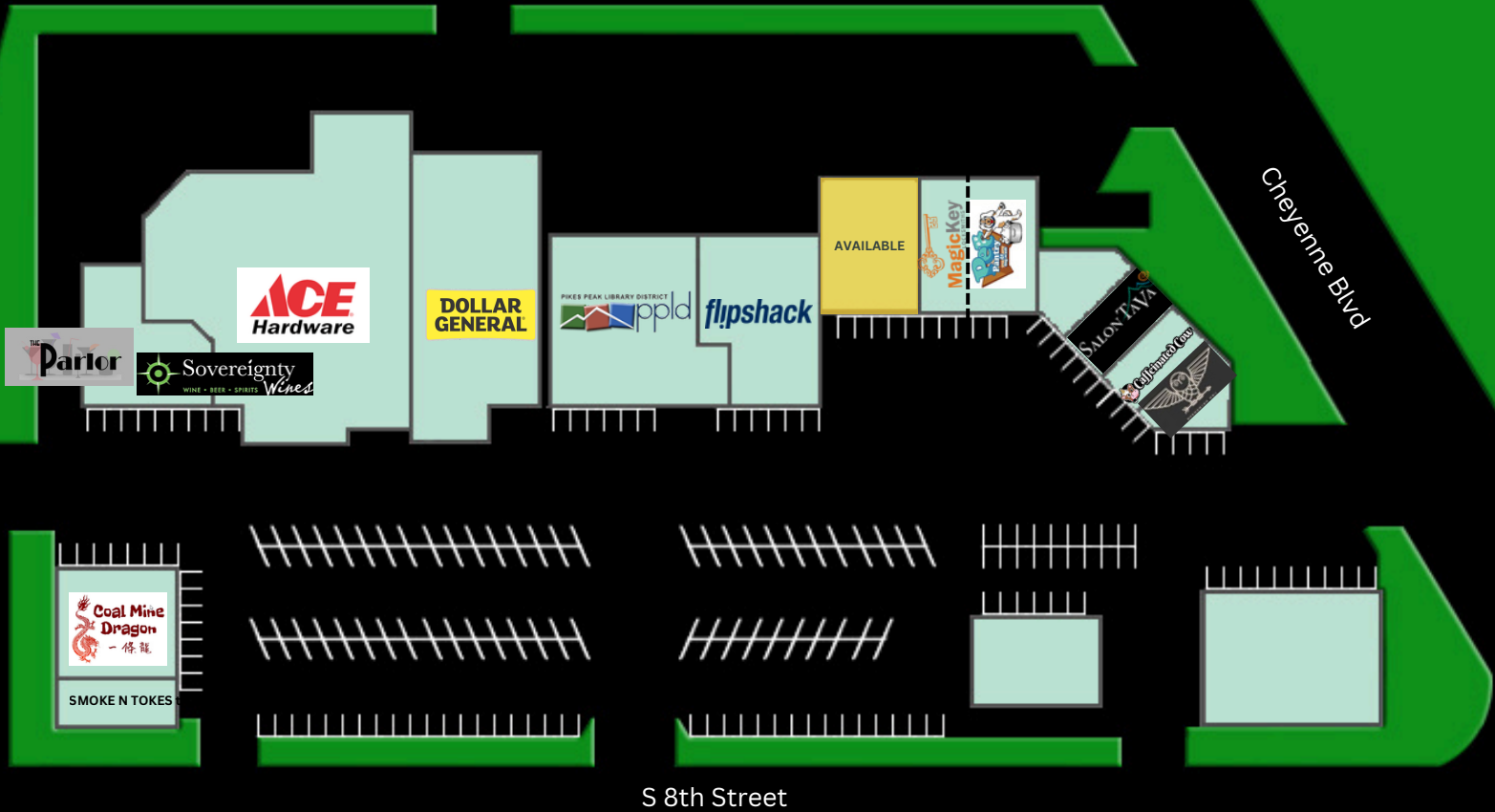
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 POPULATION	9,980	65,525	176,320
HOUSEHOLDS	4,782	30,410	74,938
AVE HH INCOME	\$100,933	\$101,628	\$93,588

COMBINED TRAFFIC COUNTS

S 8th Street	Oxford Ln N	13,404	VPD	2025
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*Sourced by CoStar

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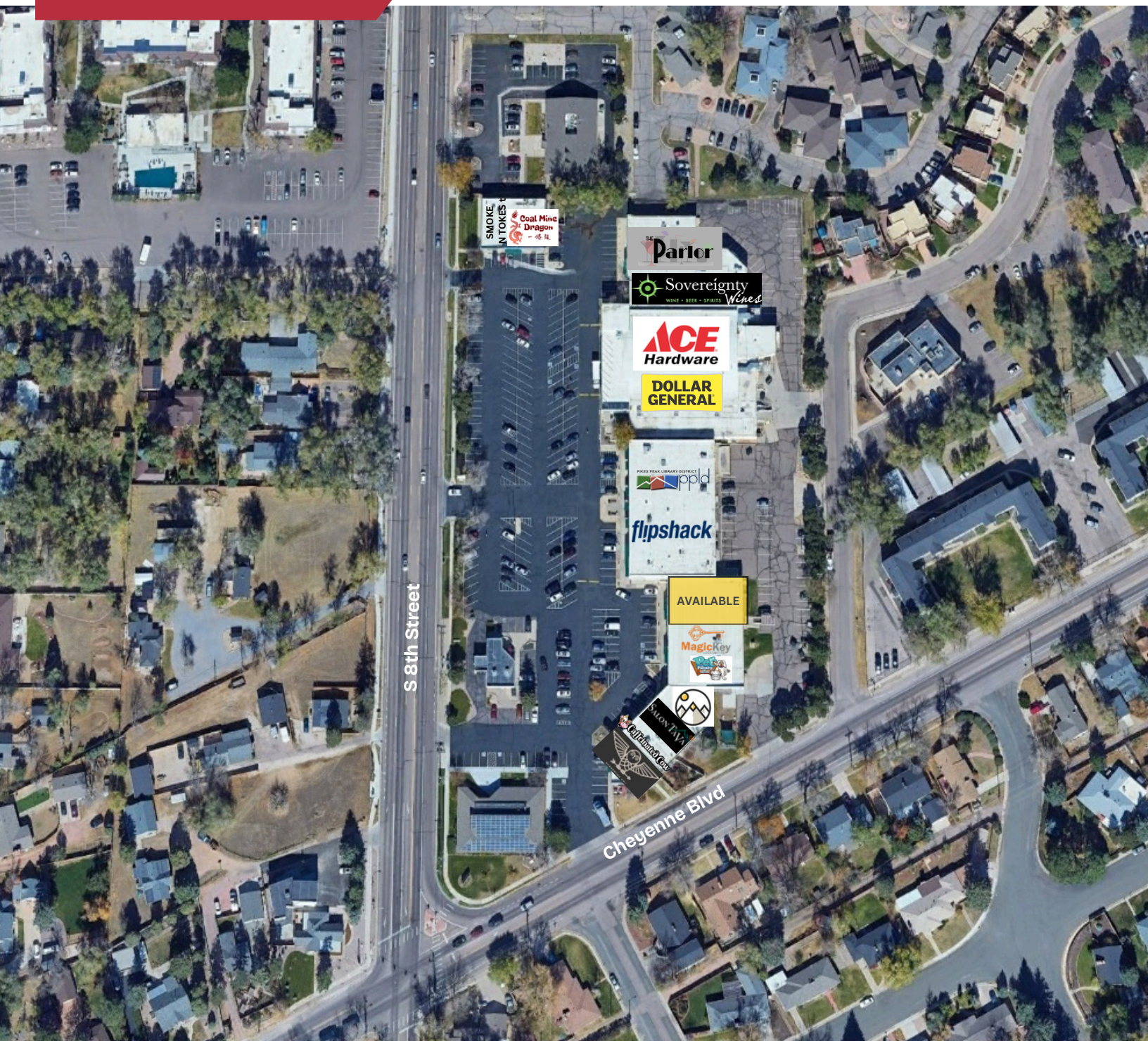
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