

# FOR LEASE: THE MARKETS AT MAIZELAND

*3814-3960 Maizeland, Colorado Springs*



**Brent Ham**  
Brokerage Services  
303.513.8189  
brent.ham@navpointre.com

**Jackson Naylor**  
Brokerage Services  
303.552.4958  
jackson.naylor@navpointre.com

**navpoint**  
REAL ESTATE GROUP  
720.420.7530





3814-3960 MAIZELAND RD  
COLORADO SPRINGS, 80909



LEASE RATE  
\$15/SF NNN



SITE SIZE  
3.95 ACRES



BUILDING SIZE  
45,434 SF



PARKING RATIO  
7.40/1,000 SF



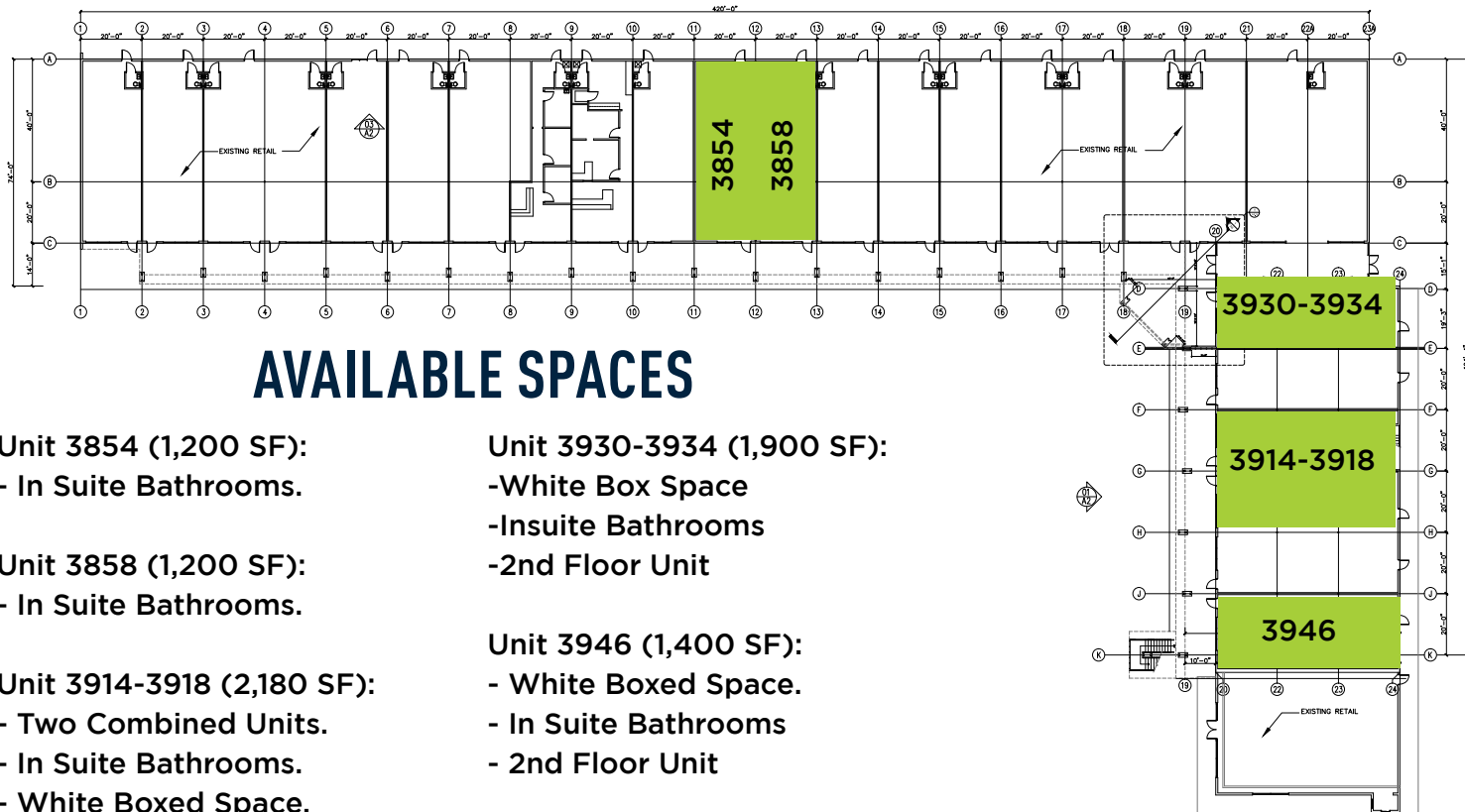
YEAR BUILT  
1977



ZONING  
PBC UV



# FLOOR PLANS





# PROPERTY INFORMATION



- Situated on the corner of Maizeland and Academy Blvd
- High Visibility from Academy Blvd (21,068 VPD)
- Unique Tenant Mix

## Demographics

### POPULATION

2028 Projection	12,087	115,550	310,960
2023 Estimate	12,387	115,489	121,779
Average Household Size	2.35	2.39	2.44
Median Age	40.2	37.6	36.2
2023 Avg Household Income	\$84,885	\$81,965	\$86,691

### HOUSEHOLDS

2024 Households	5,252	47,894	121,779
2033 Projection	9,733	46,962	107,218
Avg Household Size	2.5	2.5	2.4

### HH MARITAL STATUS

Married	2,631	175,770	40,507
Married With Children	2,740	11,982	25,996

### HOUSEHOLD INCOME

2024 Average Income	\$25,663	\$27,269	\$32,837
2024 Median Income	\$48,144	\$55,263	\$62,490

### HOUSING

2024 Owner Occupied	3,216	21,880	55,704
2024 Median Home Value	\$314,056	\$327,568	\$361,788



# NEARBY RETAIL





