

# Retail for Lease

## Constitution Corners

5705-5743 Constitution Ave  
Colorado Springs, CO 80915



### PROPERTY SUMMARY

Located at the busy stop-lighted intersection of Powers Blvd. and Constitution Avenue, which are two of the city's busiest thoroughfares, this presents an excellent opportunity for businesses that desire to capture business with high visibility and easy access.

The property is well-maintained and offers versatile spaces that can accommodate a variety of retail and professional service tenants. With the current mix of retailers, healthcare, wellness, and beauty-oriented businesses already thriving on-site, this location is ideal for entrepreneurs looking to join an established commercial hub.

The property benefits from ample parking and proximity to other businesses like Safeway, Walgreens, McDonalds, Kohls, Michael's and Petco, that consistently draw shoppers, making it a perfect spot for businesses looking to build a strong presence in the community. Whether you're looking to open a retail store, a health-focused business, a salon, or a professional service, Constitution Corners offers everything you need to make your vision a reality.

### BUILDING FEATURES

<b>BUILDING SIZE</b>	22,862 SF
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#### AVAILABLE SPACE

Suite	Size	Rate
• 5707	690 RSF	\$21 PSF
• 5709	1,379 RSF	\$26 PSF
• 5717	2,802 RSF	\$24 PSF

<b>OPERATING EXPENSES</b>	\$5.98 PSF (Est. 2025)
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<b>YEAR BUILT</b>	1984
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<b>ZONING</b>	PBC CU AO
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Salon  
Suites  
STE 5743

Salon  
Suites  
STE 5741

Howard  
Short,  
Dentist  
STE 5739

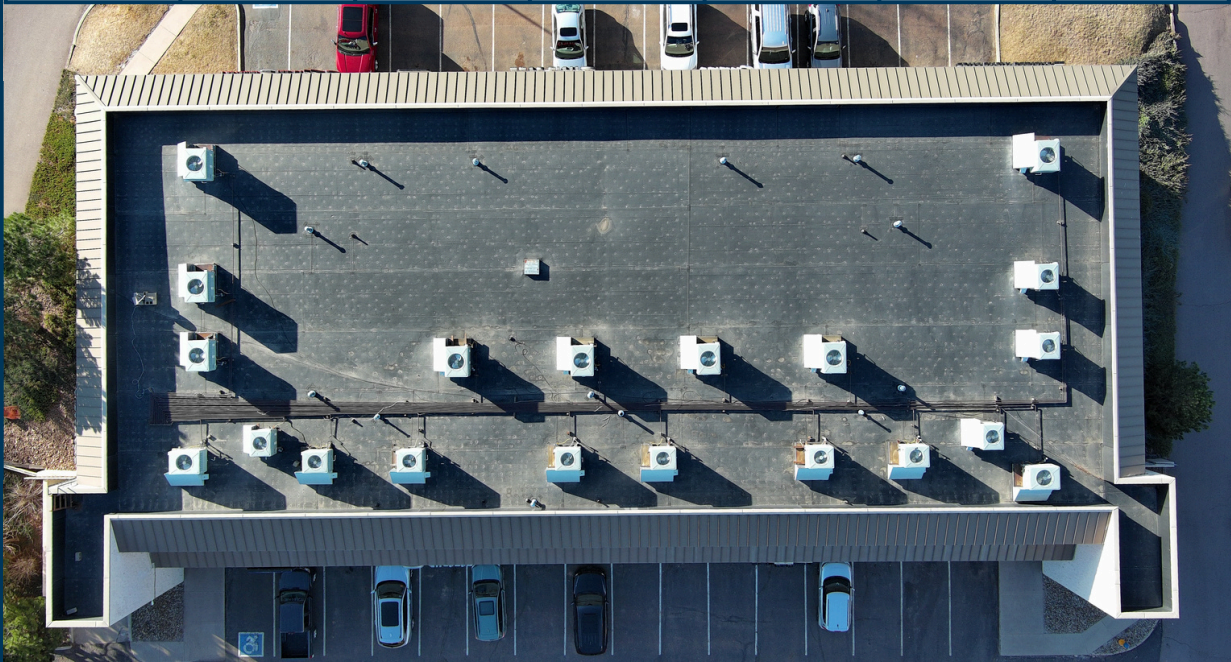
Springs  
Veterinary  
Dentistry  
STE 5737

Salon  
Suites  
STE 5735

  
**Allstate**  
STE 5733

Colorado  
Springs  
School of  
Massage  
STE 5729

Rumi  
Smoke  
Shop  
STE 5723



  
STE 5705

AVAILABLE  
690 RSF  
STE 5707

  
STE 5721

AVAILABLE  
2,802 RSF  
STE 5717

Handsome Devils  
STE 5715

*First Glimpse*  
AN ULTRASOUND EXPERIENCE  
STE 5713

AVAILABLE  
1,379 RSF  
STE 5711



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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	11,001	108,108	252,267
HOUSEHOLDS	4,339	42,718	99,240
AVE HH INCOME	\$93,063	\$87,886	\$87,679

### COMBINED TRAFFIC COUNTS

N Powers Blvd	Constitution Ave N	60,742	VPD	2025
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\*Sourced by CoStar

### Surrounding Businesses & Restaurants:



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