

PAD SITE ADJACENT TO KOHL'S

15866 Jackson Creek Parkway, Monument, CO (#1064, Monument)



For more information, contact:

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PROPERTY OVERVIEW

- 0.75 AC pad available with great visibility and access
- High growth trade area just north of Colorado Springs with strong demographics
- Join Kohl's (#1064, Monument), Home Depot, Walmart, PetSmart, Staples and many other National Retailers

DEMOGRAPHICS

POPULATION



1 Mile:	3,485
3 Mile:	29,987
5 Mile:	57,050

EMPLOYEES



1 Mile:	1,294
3 Mile:	8,700
5 Mile:	20,007

AVG. HH INCOME



1 Mile:	\$177,644
3 Mile:	\$187,467
5 Mile:	\$186,607

HOUSEHOLDS



1 Mile:	1,197
3 Mile:	10,659
5 Mile:	19,635

TRAFFIC COUNTS



I-25 north of Baptist:	95,000 vpd
Jackson Creek at Site:	18,480 vpd

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IN COOPERATION WITH:

CHAINLINKS
RETAIL ADVISORS

SITE

AF
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