

Pine Creek Village Center

9420 Briar Village Pt
420 Chapel Hills Dr
Colorado Springs, CO 80921

**NEW RETAIL
SPACE AVAILABLE
± 1,452-3,200 SF**



NAI Highland

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Project Highlights

- Phenomenal Retail Opportunity in the Heart of the Prestigious Briargate Community
- Amazing Mountain Views & Easy Access to I-25
- Located in Close Proximity to The Promenade Shops at Briargate and Chapel Hills Mall
 - Home to a collection of national and regional retail tenants and delectable restaurants
- Briargate is a 9,600 acre master planned development with residential neighborhoods, Class A office space, schools, the Pine Creek Golf Course, and the Briargate Business Campus, which is home to fortune 500 companies like T. Rowe Price, Progressive Insurance, and Lockheed Martin.



NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile	8,250
3 Miles	64,160
5 Miles	160,890



AVERAGE HOUSEHOLD INCOME

\$103,170
\$119,915
\$118.193



ANNUAL GROWTH 2023 TO 2028

0.6%
0.7%
0.7%



TRAFFIC COUNT

26,232 v.p.d. (2022)
Briargate Pkwy & Chapel Hills Dr



NAI Highland

**9420 BRIAR VILLAGE PT
SUITE 140**

TOTAL AVAILABLE SPACE

± 3,200 SF - Suite 140

LEASE RATE

\$24.00 PSF, NNN

NNN EXPENSES

\$10.50 PSF (2023 Est.)



**460 CHAPEL HILLS DR
SUITE 110**

TOTAL AVAILABLE SPACE

± 1,452 SF - Suite 110

LEASE RATE

\$32.00 PSF, NNN

NNN EXPENSES

\$10.50 PSF (2023 Est.)



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The Promenade Shops
at BRIARGATE

ANTHROPOLOGIE
 BANANA REPUBLIC

Pine Creek Village Center

HIGHLANDS
AT BRIARGATE

Ronald McDonald
House Charities
of Southern Colorado

Walmart

Walmart

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