

FOR LEASE

INTERNATIONAL MARKETPLACE

4980 Edison Avenue
Colorado Springs, CO 80915



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PROPERTY OVERVIEW

PROPERTY SUMMARY

International Marketplace, located at 4980 Edison Avenue, Colorado Springs, CO is a 16,800 SF retail development located next to the Asian Pacific Market. This area is near large national employers: Amazon Distribution Center, FedEx, Swire Coca-Cola, Taylor Farms, UTC Aerospace Systems, Serco and American Tire Distributors.

PROPERTY FEATURES

- Currently under construction (Est. Delivery 10/25)
- TIA/Build Out Packages Available
- On Highway 24/Platte Avenue with great visibility
- Minutes from the Colorado Springs Airport
- Surrounded by major growth areas and with significant development underway
- High traffic counts
- Close to proximity to Peterson Air Force Base, Air Force Space Command and Northern Command

PROPERTY SPECIFICATIONS

BUILDING SIZE	16,800 SF
AVAILABLE SPACE	See Site Plan
LEASE RATE	\$28.00 - \$34.00 PSF See Site Plan
OPERATING EXPENSES	\$9.00 NNN (est. 2025)
PROPERTY USE	Retail
ZONING	C5 CU AO APZ2

Potential Uses:



Restaurants



Ice Cream Shop



Hair Salon
Barber Shop



Nail Salon



Fitness



Credit Union



Med Spa



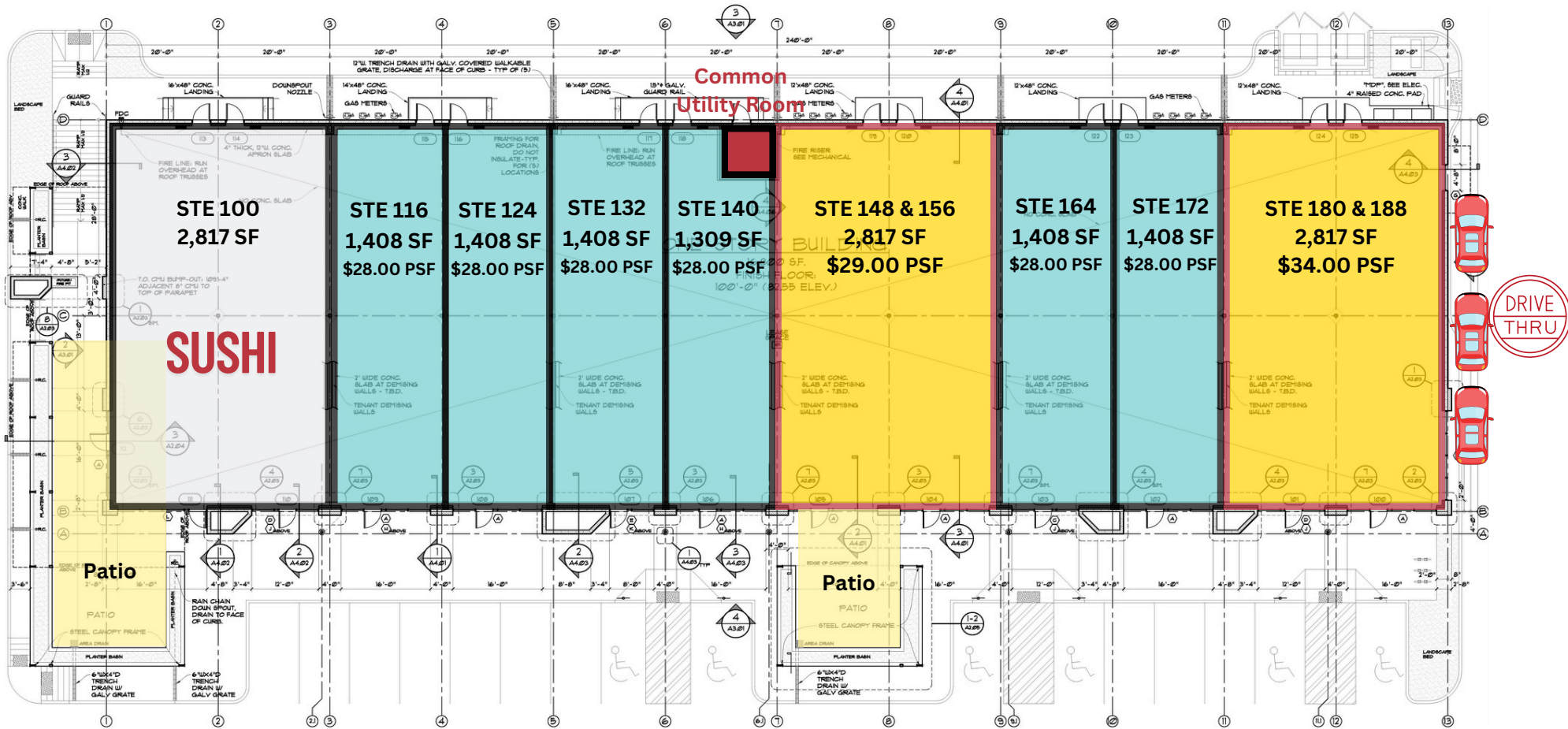
Holistic Medicine

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SITE PLAN



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DEMOGRAPHICS

JOIN



POPULATION	1 Mile	3 Miles	5 Miles
2024 POPULATION	11,433	111,662	247,980
HOUSEHOLDS	4,651	44,164	98,534
AVE HH INCOME	\$62,515	\$70,310	\$79,091

TRAFFIC COUNT
E Platte Wooten Rd W 36,586 VPD (2025)

*Sourced by CoStar



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AERIAL MAP



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