

# Retail/Industrial Property for Lease

355 MAIN STREET, COLORADO SPRINGS, CO 80911



## Overview

This high visibility retail/industrial building is located just off of Highway 85/87 and Main Street. The building offers flexible use, making it ideal for retail, office or light industrial applications. There is a fenced in yard in the back and has dock-high loading. Excellent accessibility and ample parking caters to a wide range of business needs. The space is approximately 1/3 retail space and 2/3 warehouse with the ability to convert the space to a variety of needs.

Call today for more information and a private showing!

## Highlights

- High Visibility
- Located Just Off of Highway 85/87
- Fenced in Yard in the Back
- Dock-High Loading

## Property Details



### Lease Rate

\$2,850 / Month (Modified Gross)



### Space Available

3,444 SF



### Building Size

3,444 SF



### Lot Size

0.4 Acres



### Zoning

CC

Rev: September 30, 2024

### Our Network Is Your Edge

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**Steve Leigh**  
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Steve@HoffLeigh.com

355 Main St, Colorado Springs, Colorado, 80911

## DEMOGRAPHICS



**56,618**  
Population



**31.8**  
Median Age



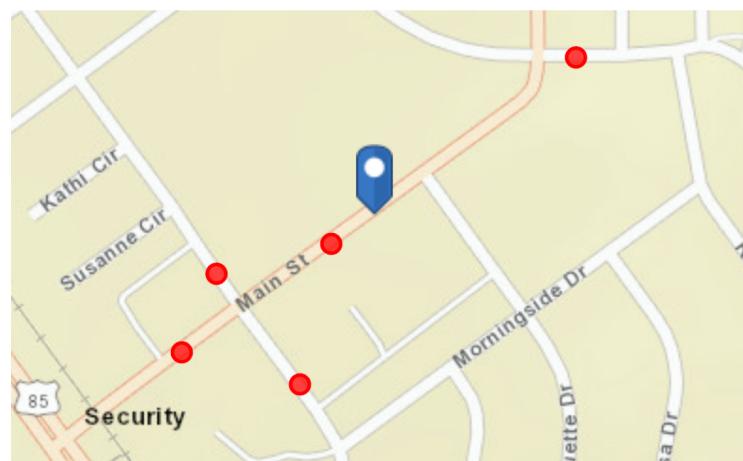
**2.8**  
Average  
Household Size



**\$55,988**  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Security Blvd	11,707	0.0
Main St	5,089	0.1
Morningside Dr	10,356	0.1
Security Blvd	24,958	0.1
Main St	3,464	0.2



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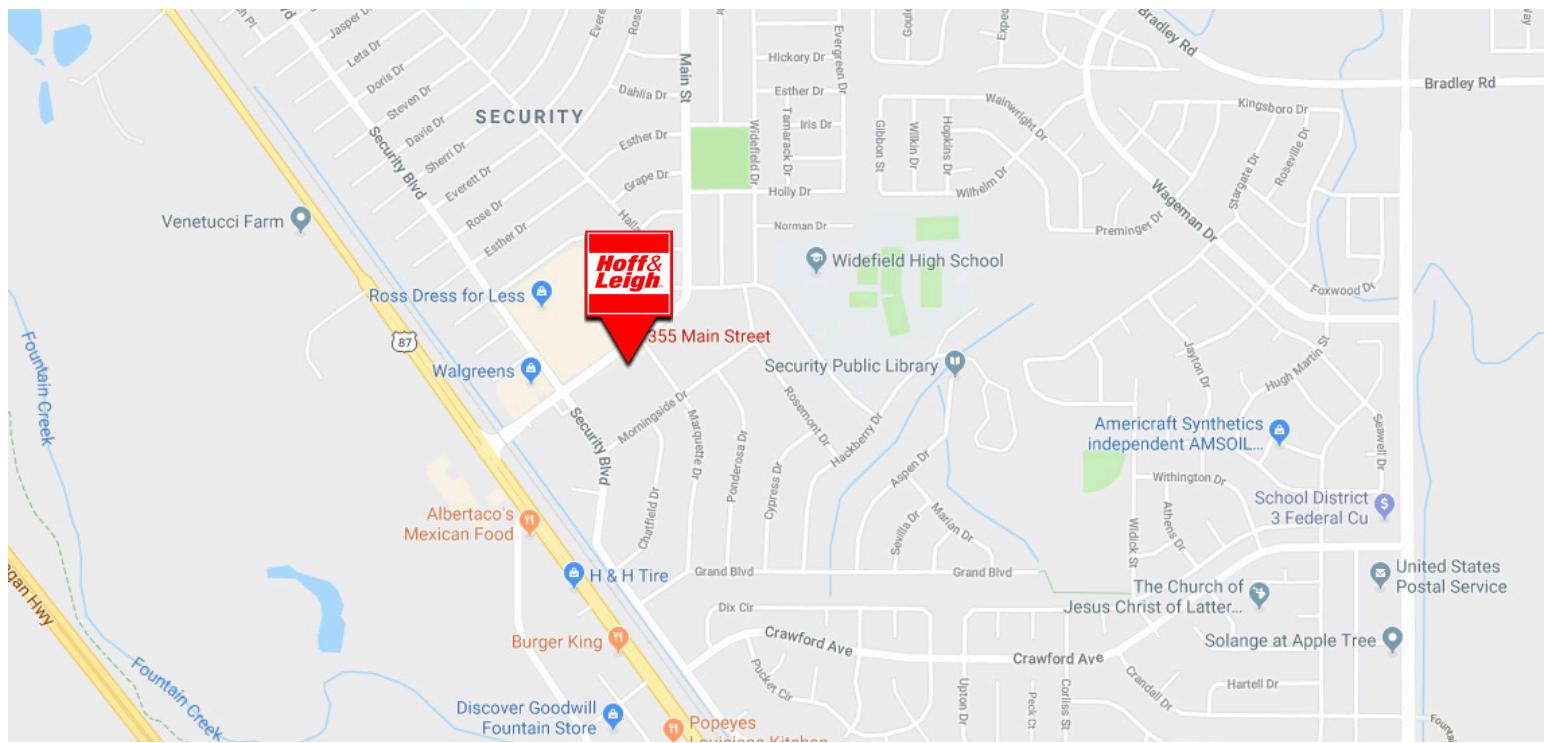
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