

CHAPEL HILLS MALL

1710 Briargate Blvd. Colorado Springs, CO 80920

PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	8,234	80,409	202,997
Avg. HH Income	\$108,615	\$128,446	\$124,627
Total Households	3,353	30,998	78,094

NOTES

- GLA: 562,733 SF
- Availabilities: Up to 77,000 SF available
- Traffic Counts: 120,000 VPD (Intersection of Academy Blvd.)
65,000 VPD (Briargate Blvd.)

HIGHLIGHTS

- Ideally positioned along the area's dominant retailer corridor
- Situated along I-25 at intersection of Academy Blvd & Briargate Blvd.
- Colorado Springs is home to the US Olympic Training Center

ANCHORS

- AMC, Dick's, Dillard's, Macy's, Fun City Adventure Park, H&M, Peak Pickleball & Jungle Reef



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Site plan of the proposed retail center at the intersection of Highway 65 and Highway 100. The plan shows a large parking lot with several retail buildings. Key buildings include:

- MALL CITY ADJACENT PARK: 44,763 SF
- JUNGLE REEF: 31,304 SF
- TOTAL: 76,067 SF
- PEAK PICKLERALL: 82,449 SF
- DILLARD'S: 209,141 SF
- AMO CHAMBER HILLS: 54,855 SF
- MACY'S: 128,184 SF
- DICK'S SPORTING GOODS: 49,861 SF

The plan also shows a central landscaped area with a pond and trees. Surrounding roads include Highway 65, Highway 100, and Highway 101. The plan is labeled "PARCEL #1" and "PARCEL #2".

 LEASED AVAILABLE



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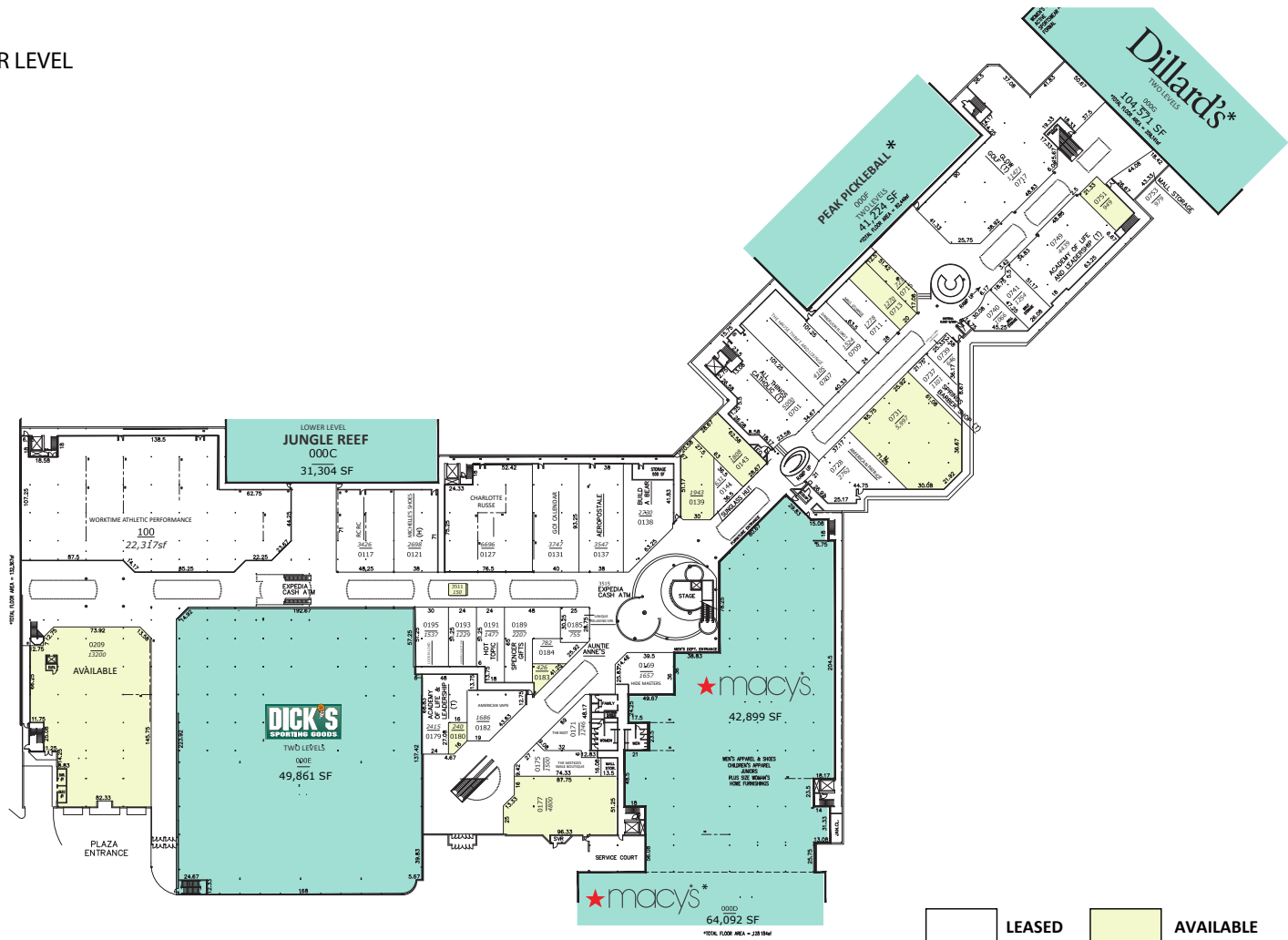
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LEASE PLAN LOWER LEVEL

LOWER LEVEL



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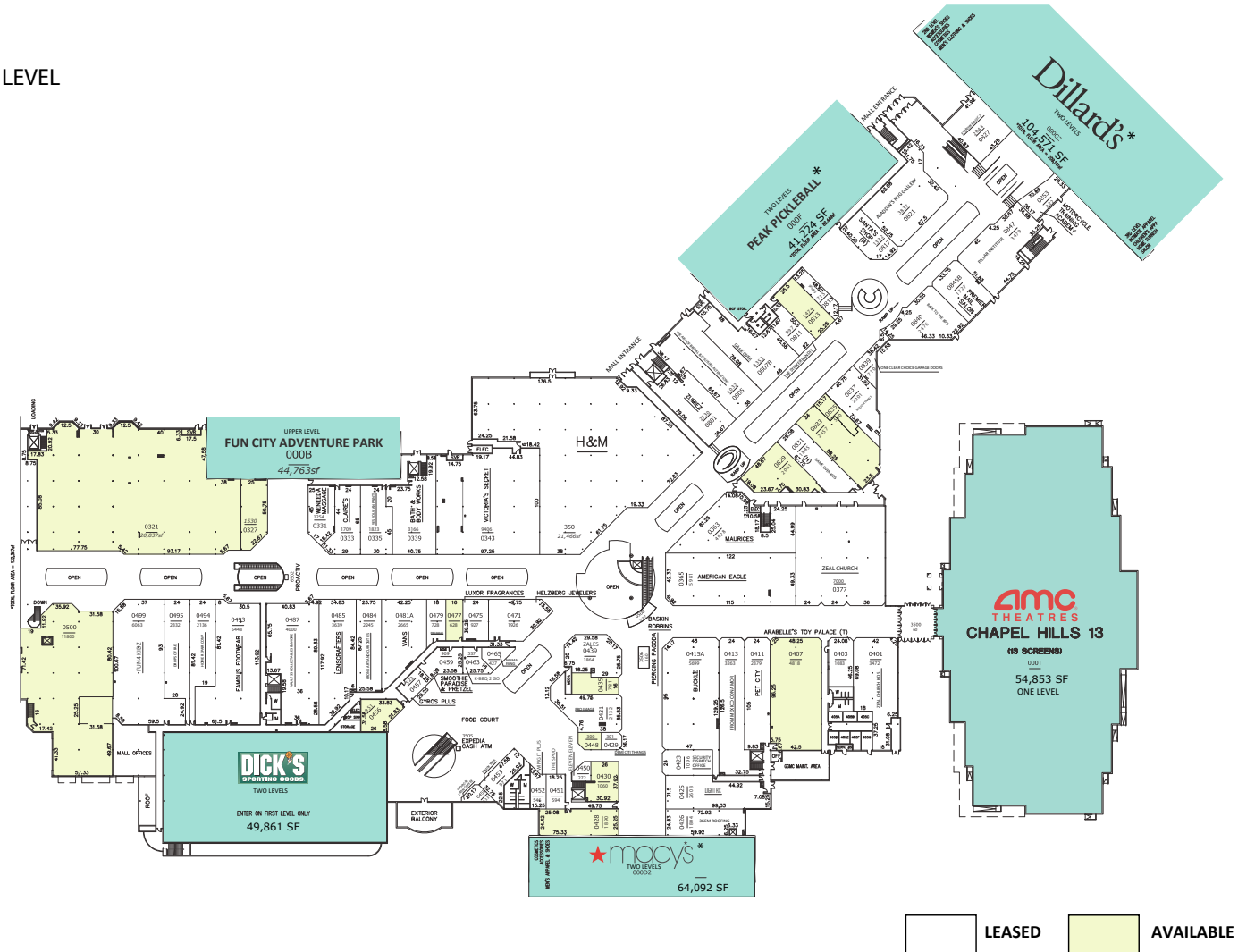
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LEASE PLAN UPPER LEVEL

UPPER LEVEL



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RETAILER MAP



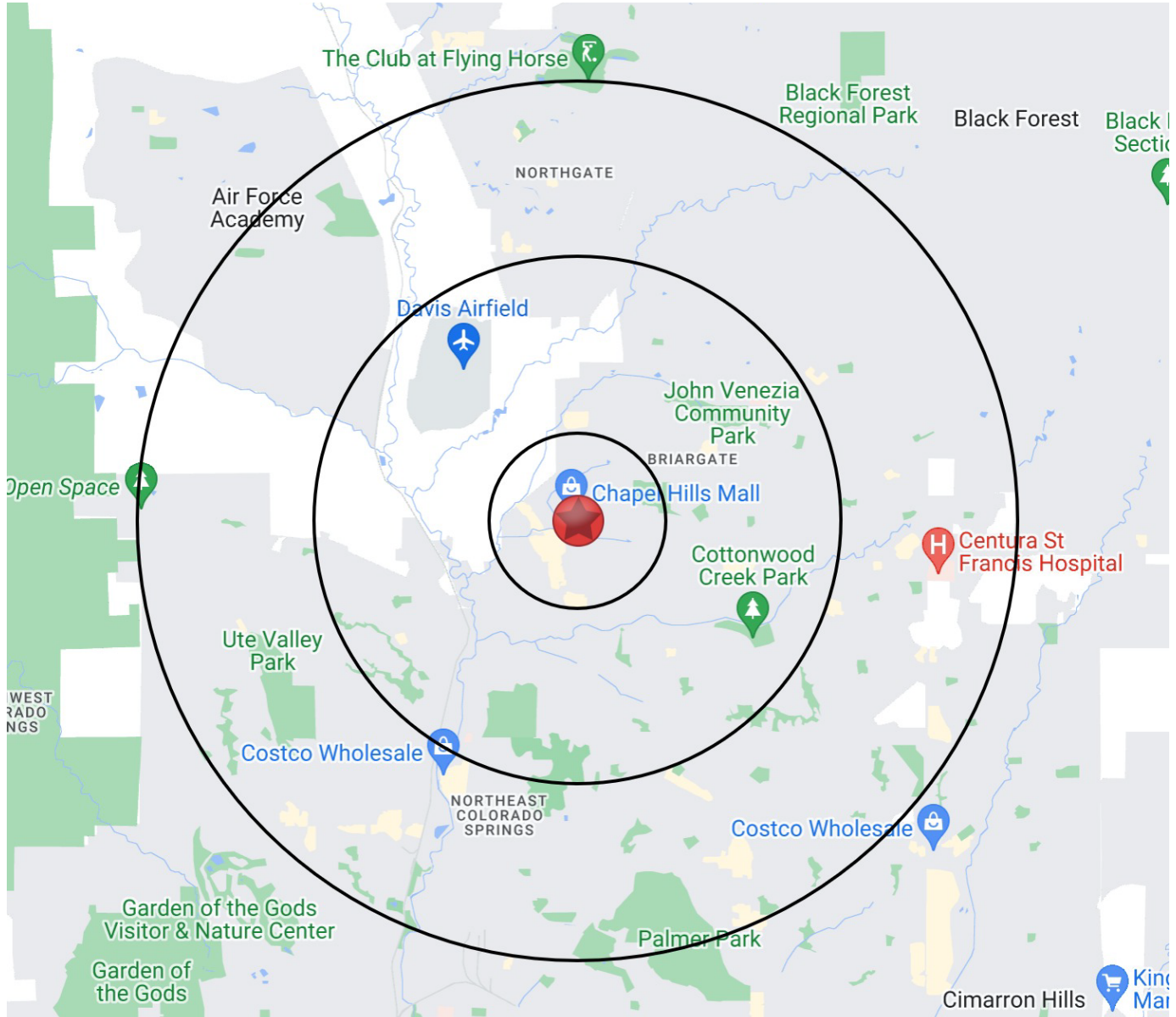
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RADIUS MAP



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