



# Retail for lease



409 Juanita Street  
Colorado Springs, Colorado 80909

## Property Highlights

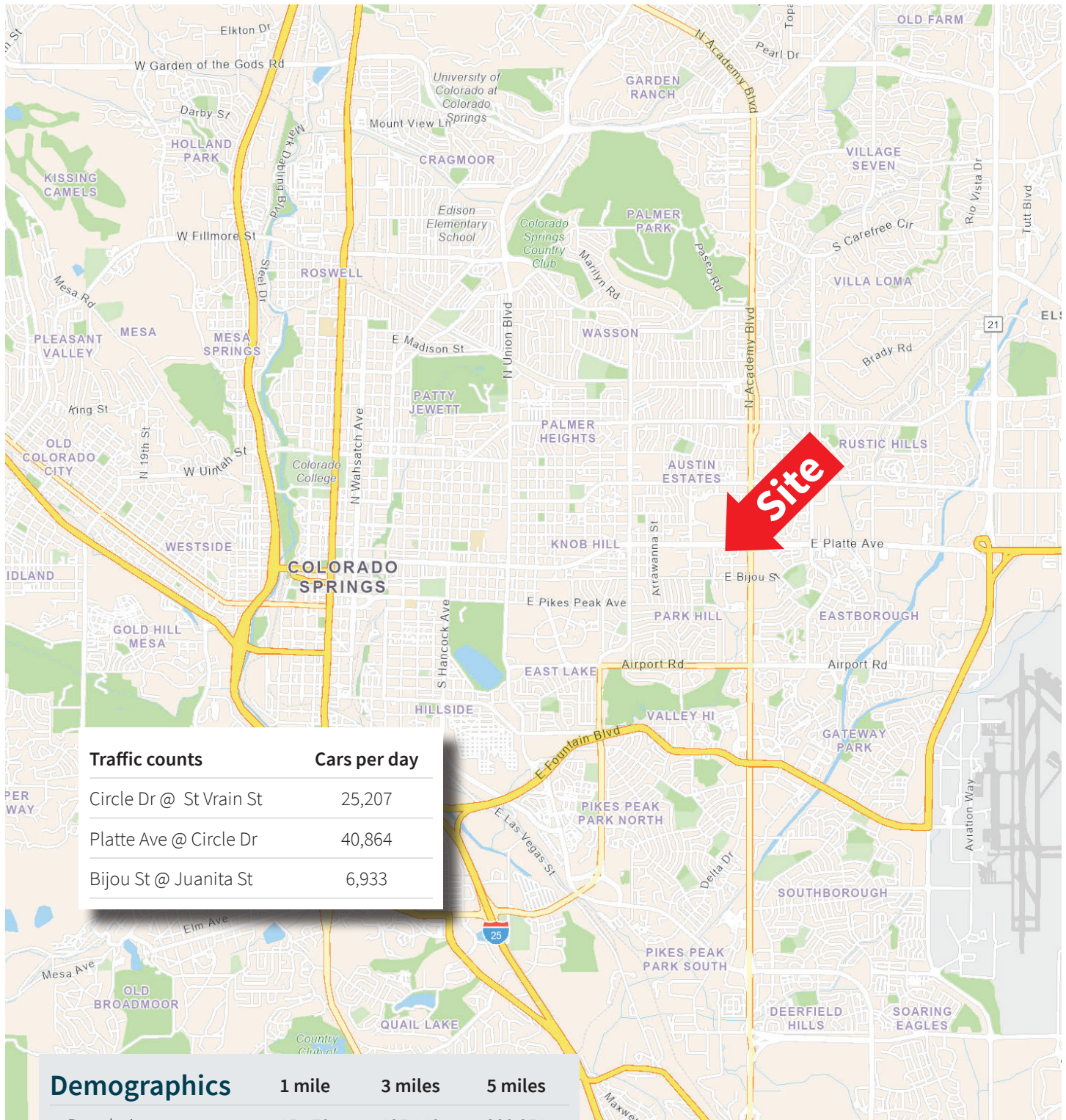
- 5,000 SF free-standing building
- Former doggie daycare and grooming center
- Well-located property in central Colorado Springs
- M1 zoning allows for automotive, manufacturing, and other light industrial uses
- Two (2) drive-in bays and abundant parking

## Contact

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Traffic counts	Cars per day
Circle Dr @ St Vrain St	25,207
Platte Ave @ Circle Dr	40,864
Bijou St @ Juanita St	6,933

Demographics	1 mile	3 miles	5 miles
Population	15,179	125,119	280,851
Households	6,668	52,829	117,033
Avg Household Income	\$63,111	\$78,574	\$87,763
Daytime Employees	10,808	82,577	190,531

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