



502 SOUTH 8TH STREET

Retail Property For Lease
Colorado Springs, CO 80905



OFFERING SUMMARY

Asking Lease Rate:	\$15.00/SF (NNN)
2025 Estimated Expenses:	Taxes & Insurance: \$4.84/SF
Available SF:	3,015 SF
Lot Size:	17,574 SF
Building Size:	3,015 SF

PROPERTY HIGHLIGHTS

- Rare single-tenant free-standing building available for lease
- New EPDM roof installed Fall 2025
- Illuminated pole and building signage
- Fenced parking or storage behind building
- Roll-down security shades installed
- Includes basement for additional storage space
- 8th Street corridor improvements to be completed including curb, gutter and sidewalk



TIM AGEE

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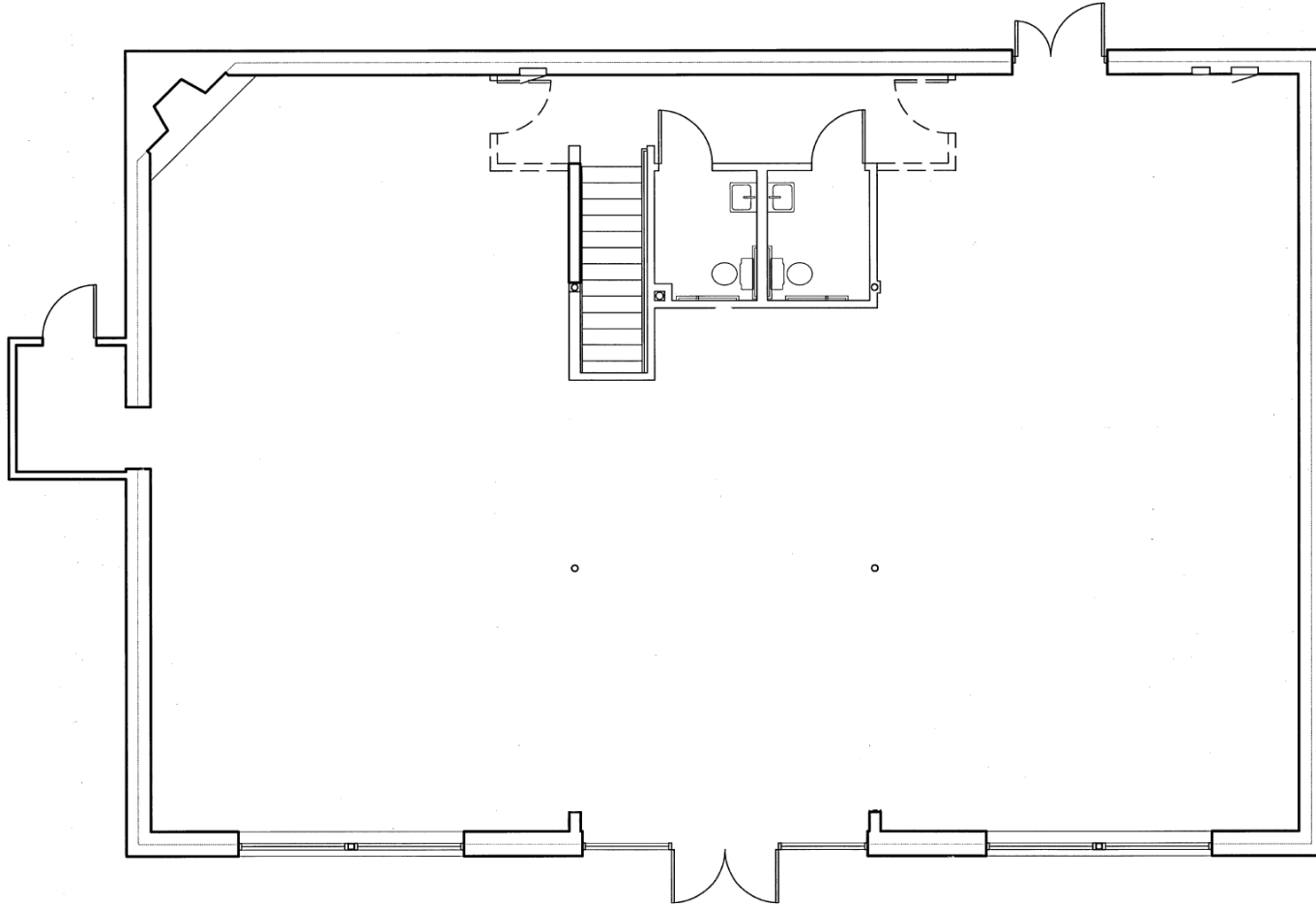
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