



# 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



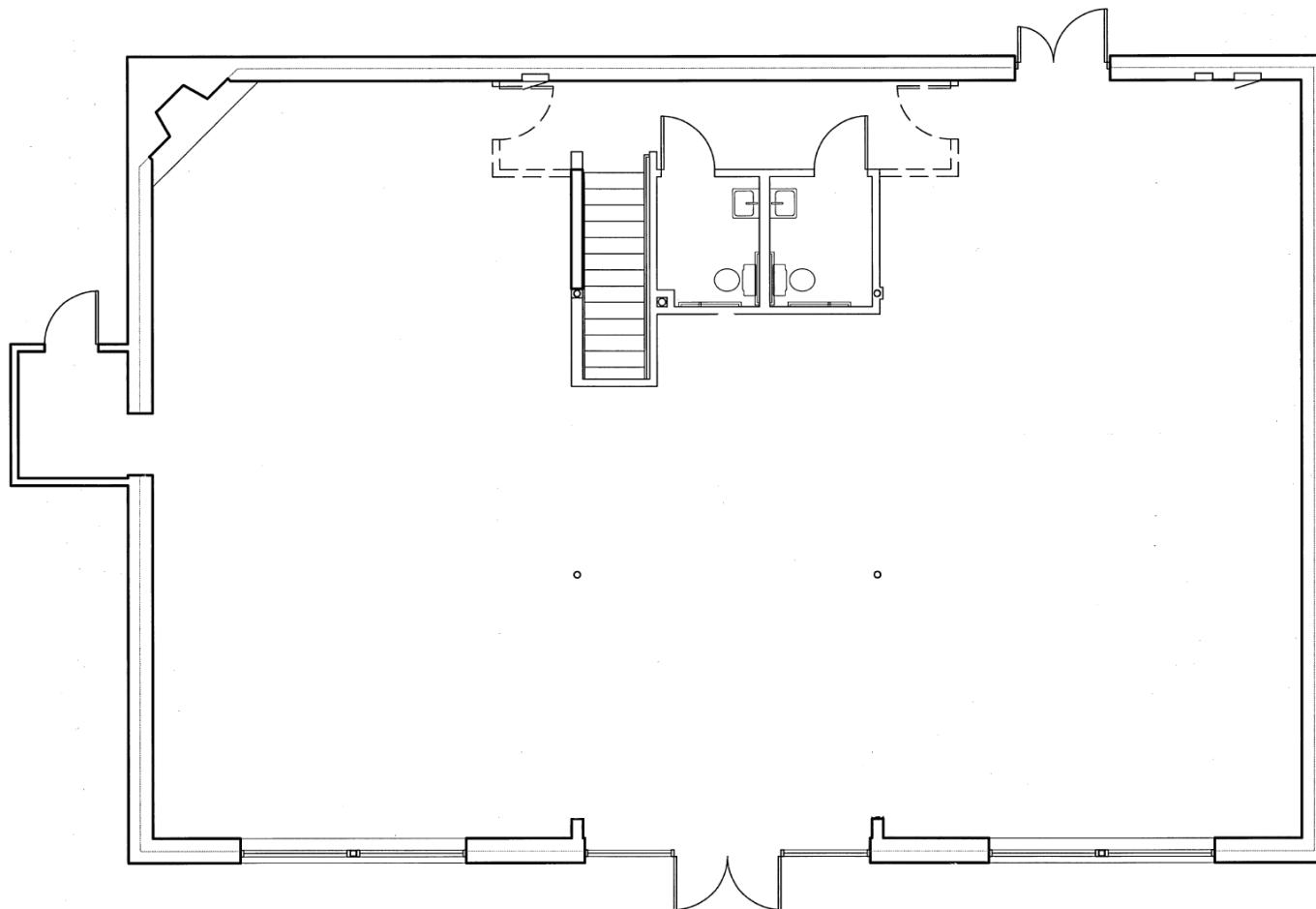
**TIM AGEE**

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