

# FOR SALE OR LEASE

*5420 Tutt Blvd., Colorado Springs, CO Retail for Sale or Lease*

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- Lease Rate: \$20-25 SF/YR/NNN
- Sale price: \$2,900,000
- 1,350 SF to 8,000 Available
- 1 tenant occupying 2,400 SF
- New Building Completed
- Fantastic Exposure at Busy Intersection
- Brand New Building (exterior complete, inside ready for tenant finish)
- Nearby Retail Includes: King Soopers, Dairy Queen, Starbucks, & More



**RE/MAX**<sup>®</sup>  
advantage



DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	17,299	119,373	230,281
EST. MEDIAN AGE	32.3	34.6	35.5
EST. AVG HOUSEHOLD INCOME	\$78,024	\$74,821	\$69,858
TRAFFIC COUNT	Stetson Hills Blvd/Tutt Blvd 20,366 (2015 MPSI)		

FOR MORE INFORMATION CONTACT

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