

# Pine Creek Village Center

9420 Briar Village Pt  
420 Chapel Hills Dr  
Colorado Springs, CO 80921

**NEW RETAIL  
SPACE AVAILABLE  
± 1,440-3,200 SF**



## NAI Highland

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### Project Highlights

- Phenomenal Retail Opportunity in the Heart of the Prestigious Briargate Community
- Amazing Mountain Views & Easy Access to I-25
- Located in Close Proximity to The Promenade Shops at Briargate and Chapel Hills Mall
  - Home to a collection of national and regional retail tenants and delectable restaurants
- Briargate is a 9,600 acre master planned development with residential neighborhoods, Class A office space, schools, the Pine Creek Golf Course, and the Briargate Business Campus, which is home to fortune 500 companies like T. Rowe Price, Progressive Insurance, and Lockheed Martin.



### NEIGHBORHOOD DEMOGRAPHICS

  
POPULATION

  
AVERAGE HOUSEHOLD INCOME

  
ANNUAL GROWTH 2023 TO 2028

  
TRAFFIC COUNT

1 Mile	8,250	\$103,170	0.6%
3 Miles	64,160	\$119,915	0.7%
5 Miles	160,890	\$118.193	0.7%

26,232 v.p.d. (2022)  
Briargate Pkwy & Chapel Hills Dr





# NAI Highland

9420 BRIAR VILLAGE PT  
SUITE 140

**TOTAL AVAILABLE SPACE**

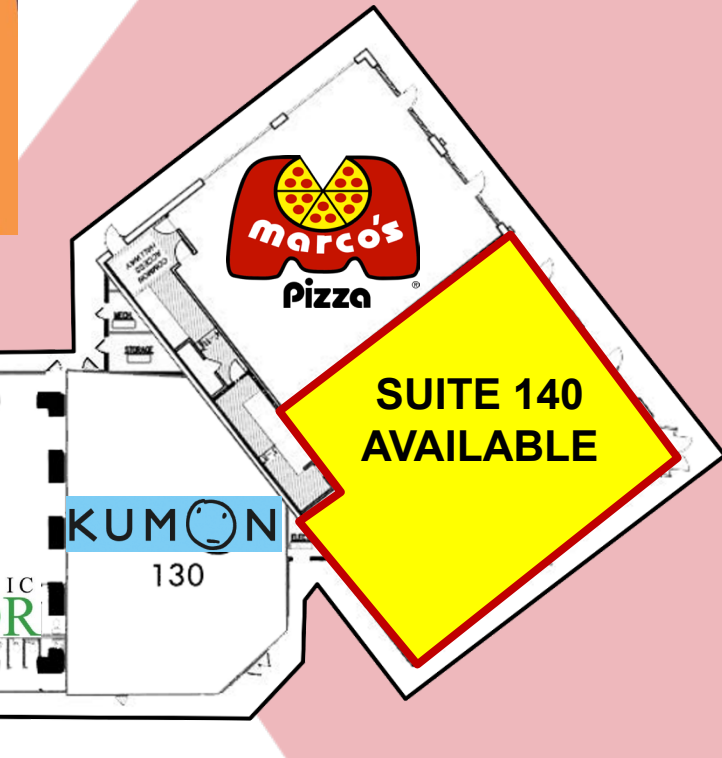
± 3,200 SF - Suite 140

**LEASE RATE**

\$24.00 PSF, NNN

**NNN EXPENSES**

\$10.50 PSF (2023 Est.)



460 CHAPEL HILLS DR

SUITE 110 & 120

**TOTAL AVAILABLE SPACE LEASE RATE**

± 1,452 SF - Suite 110

\$32.00 PSF, NNN

± 1,440 SF - Suite 120

**NNN EXPENSES**

Can Be Combined Up To

\$10.50 PSF (2023 Est.)

2,892 SF Contiguous







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