



## 1391 Interquest Pkwy

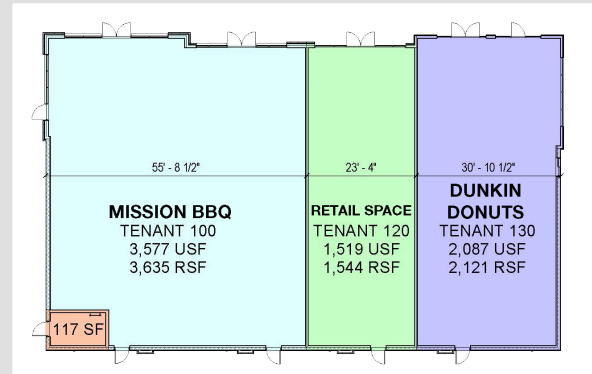
Colorado Springs, CO 80920

### Property Features

- Excellent demographics
- High growth development area
- Join: Dunkin Donuts & Mission BBQ
- 66 parking spaces – 9 Spaces/1,000SF
- Adjacent Common Area Parking Lot with 87 Spaces
- Ideal Uses: restaurant concepts, salon & spa, multi-tenant retail, financial center, cellular phone store
- Zoning: MX-M (Mixed-Use Medium Scale)

**Lease Rate: \$39.00 - \$41.00 RSF, NNN**

**Estimated NNN Expenses: \$13.75 PSF**



Suite 100 (Mission BBQ)	3,635 RSF
Suite 120	1,544 RSF
Suite 130 (Dunkin Donuts)	2,121 RSF
Max Contiguous	7,300 RSF

### Future/Current Local Development

Air Force Academy Visitors Center, Centura Hospital Campus, ENT Credit Union Headquarters, In-N-Out Burger/Distribution Center, Scheels All Sport, Victory Ridge Office Center



For more information:

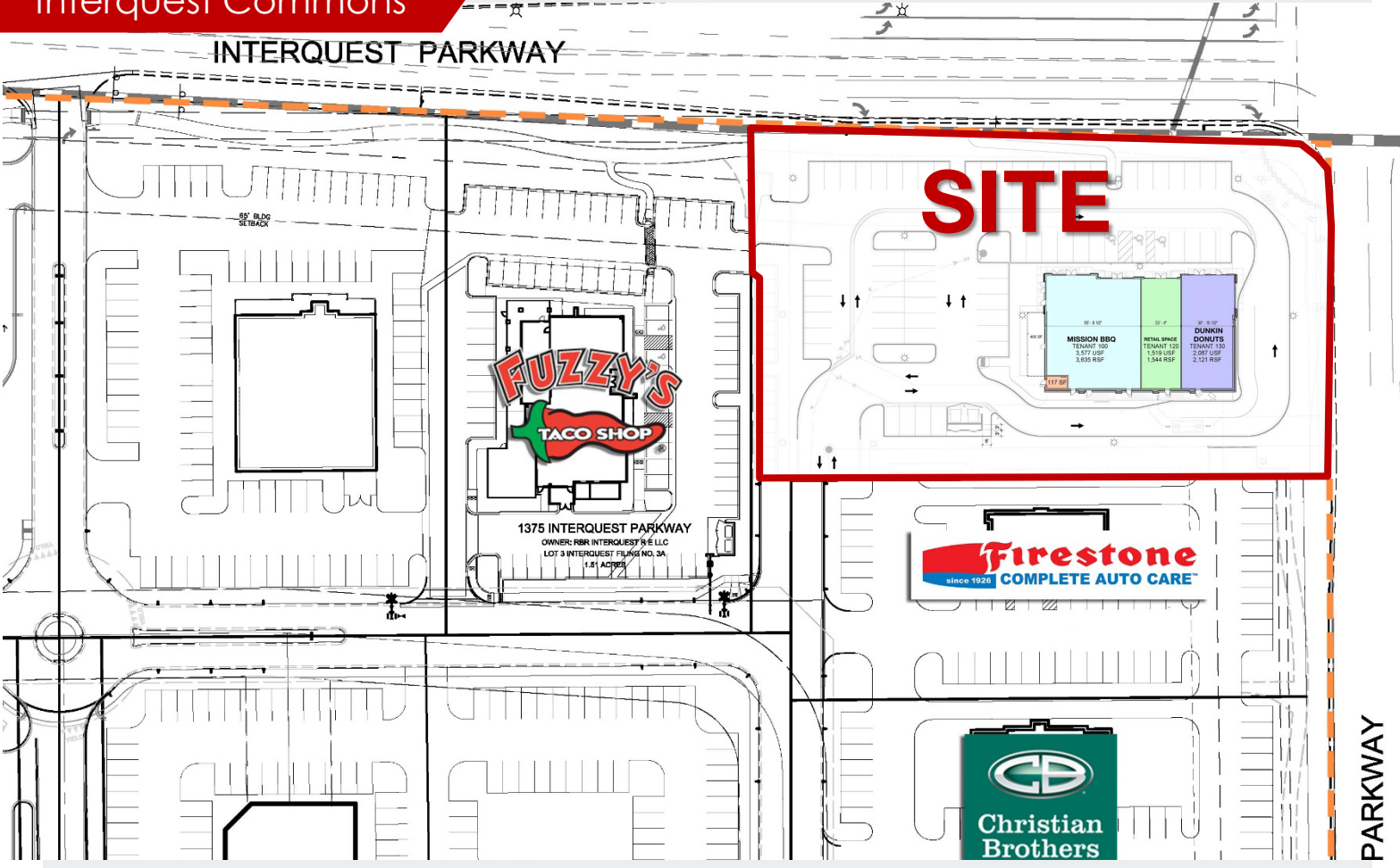
Mark Useman

+1 719 667 6871 • useman@highlandcommercial.com

NAI Highland, LLC  
 Commercial Real Estate Services. Worldwide  
 Two North Cascade Avenue, Suite 300  
 Colorado Springs, CO 80903  
 +1 719 577 0044  
[www.highlandcommercial.com](http://www.highlandcommercial.com)

# Coming Soon

New 7,300 SF  
Multi-Tenant Retail at  
Interquest Commons



## Demographics

Population 1 mile	2,609
Population, 3 miles	31,474
Population, 5 miles	115,717
Avg HH Income, 1 mile	\$138,840
Avg HH Income, 3 miles	\$145,114
Avg HH Income, 5 miles	\$126,064

## Traffic Counts

- 31,218 (Interquest Pkwy & I-25)
- 22,970 (Voyager Pkwy)

## Current Tenants & Owners

- 7-11
- Anthony's Pizza
- Atmosphere Gastropub
- Baskin Robbins
- Fuzzy's Taco Shop
- Hilton Hotel
- WoodsSprings Suites
- Christian Brothers Automotive
- Interquest Liquors
- Jimmy John's
- Keep-Em-Clean Carwash
- Marriot Springhill Suites
- Omelets Etc.
- Dunkin Donuts
- Firestone
- Mission BBQ

For more information:

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# Aerial

