



FOR LEASE

THE PAONIA CENTER

1539-1553 Paonia St.
Colorado Springs, CO 80915



PROPERTY overview

Beautifully maintained Light Industrial space located in South East Colorado Springs. Offering easy access to North Powers Blvd, this unit is equipped with over head doors, and new interior finishes.

Suite:	1539
Available SF:	3,306 SF
Lease Rate:	\$9/SF/YR
NNN:	\$3.81/SF/YR
Additional Specs:	12'x12' drive in door End Unit

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

CONTACT US

MICHAEL PAUL | 719.659.4170
michael@thrivecommercialpartners.com

ANNKELLY CAMERON | 719.233.2318
annkelly@thrivecommercialpartners.com

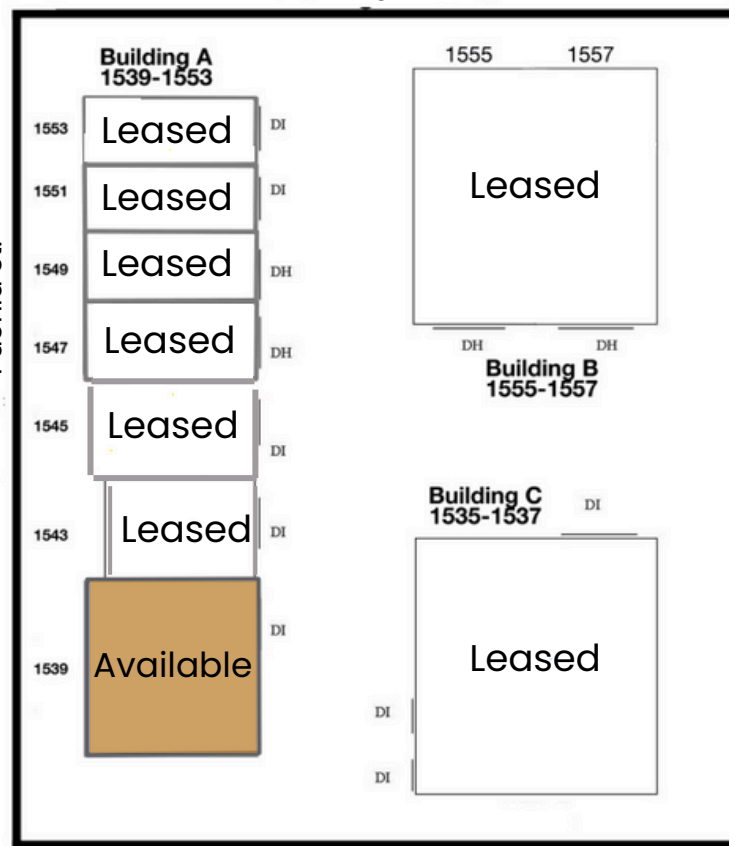
LOGAN HARRISON | 719.314.6833
logan@thrivecommercialpartners.com

PO Box 1329 | Colorado Springs, CO 80901 | 719.530.4400 | thrivecommercialpartners.com

SITE PLAN & Aerial Map



Paonia St.



Omaha Blvd.



AREA demographics

1 MILE

Total Households	4,195
Total Population	10,530
Average HH Income	\$71,398

3 MILES

Total Households	36,853
Total Population	96,307
Average HH Income	\$75,186

5 MILES

Total Households	95,930
Total Population	245,245
Average HH Income	\$75,112

TRAFFIC COUNTS(Powers Blvd. and Omaha Blvd.): 54,004 VPD

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