

# Prime Retail Space & End Cap Now Available for Lease | Powers Retail Center

5450 & 5470 Powers Center Pt, Colorado Springs, Colorado 80920

Asking Rate: \$22.50 psf + NNN



**3,152 sf End Cap for Lease**

**1,200 sf Retail Space for Lease**

## Retail Space & End Cap Now Available for Lease

*Within this newer area of Colorado Springs, Colorado is located a prime site with two contemporary-styled retail and office/medical spaces recently offered for Lease. Its **3,152 sf end-cap** offers a combination of office and medical space, while the **prime retail space of 1,200 sf** offers a possible open layout format for greater design possibilities. With a high daily volume of traffic, strong demographics, and competitive rates, Powers Retail Center is an opportunity worth giving us a call for more detailed information.*

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## AREA OVERVIEW

### Average Daily Traffic Counts (2022)

|                                      |            |
|--------------------------------------|------------|
| On N Powers Blvd at Research Pkwy NW | 33,242 VPD |
| On Research Pkwy at Channel Dr SW    | 20,334 VPD |

| Area Demographics | 1-Mile    | 3-Miles   | 5-Miles   |
|-------------------|-----------|-----------|-----------|
| 2023 Population   | 12,211    | 91,177    | 195,340   |
| Average HH Income | \$144,480 | \$121,653 | \$109,847 |

07/07/2024 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix

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## weststar

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*Let us help you with  
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