

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**

weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

Tim Hakes

720-880-2923 direct | 720-352-9457 cell
tim@weststarcommercial.com

Lev Cohen

720-880-2925 direct | 720-232-4118 cell
lev@weststarcommercial.com

www.weststarcommercial.com

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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*Let us help you with
the perfect space for
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detailed information.*

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