

FOR LEASE |

Shiloh Mesa Retail Space



8063 Carmela Grove

Colorado Springs, CO 80908



NAI Highland

2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

719.577.0044

www.highlandcommercial.com

NEC Woodmen Rd & Marksheffel Rd



Mark Useman | Senior Broker

Retail

719.231.7400

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OVERVIEW

The property is located at the northeast corner of Woodman Rd and Marksheffel Rd, right in the heart of the fastest-growing area of Colorado Springs. It's surrounded by several new housing developments, with a large apartment community planned just across the street to the south. A future extension of Marksheffel Road will connect to Research Blvd, bringing even more traffic directly past the site. This corner offers prime visibility on Woodman Road and exceptional access, making it one of the best locations in Colorado Springs.

HIGHLIGHTS

One space available: Suite 150 (1,257 RSF)

Prime inline retail space

Excellent visibility and access from both Woodmen Rd and Marksheffel Rd

Surrounded by national retailers and new housing developments

High daily traffic along Woodmen Rd with increased traffic projected

Join Pacific Dental Services, El Super Taco, and Dairy Queen



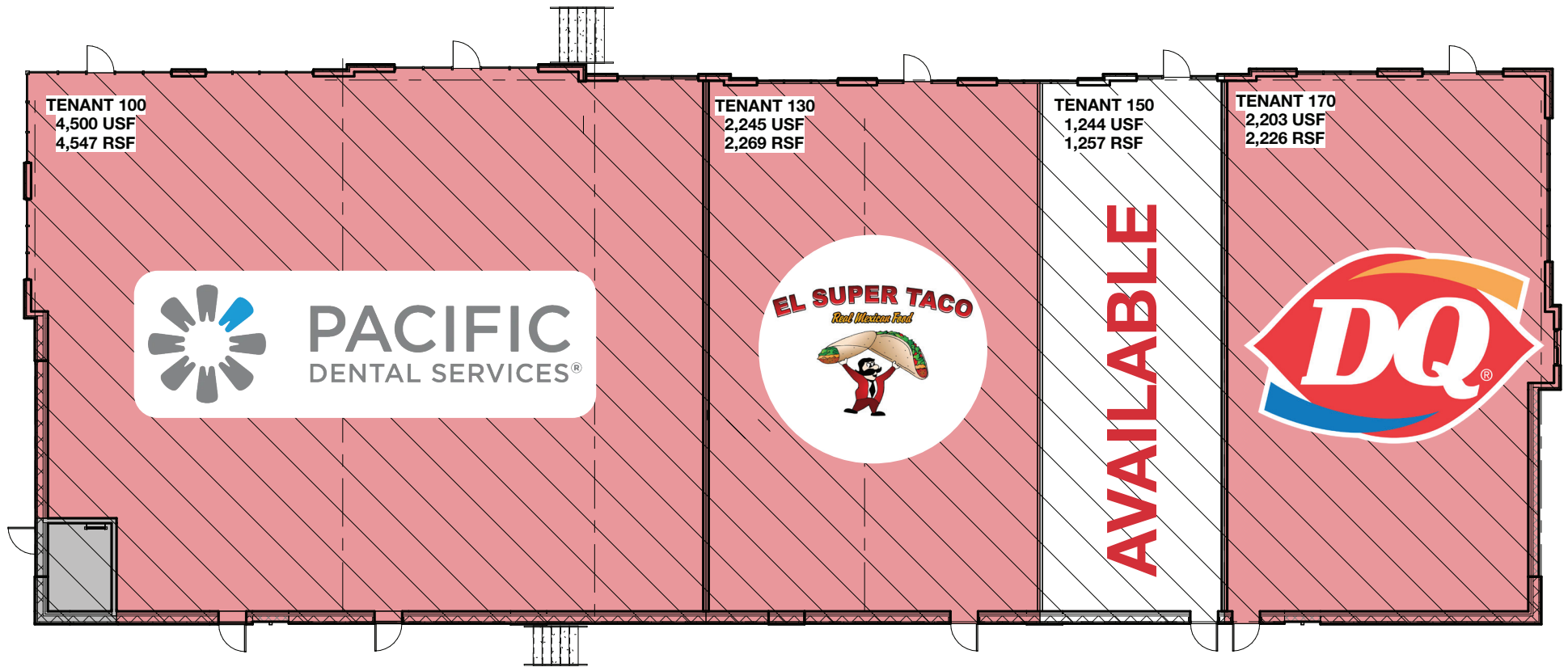
Expected NNN Charges

\$13.00



Rate

Contact Broker

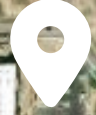


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Town-homes

Subject Property



- Jersey Mike's SUBS
- BAD ASS COFFEE HAWAII
- DUNKIN' DONUTS
- 7-ELEVEN
- TACO BELL
- McDonald's
- AutoZone
- BIG O TIRES
- STARBUCKS COFFEE

E Woodmen Rd (38,000 Vehicles Per Day)

- Quick Quack CAR WASH
- MAVERIK

- TOMMY'S EXPRESS CAR WASH
- brakes plus

Multi-Family

Multi-Family

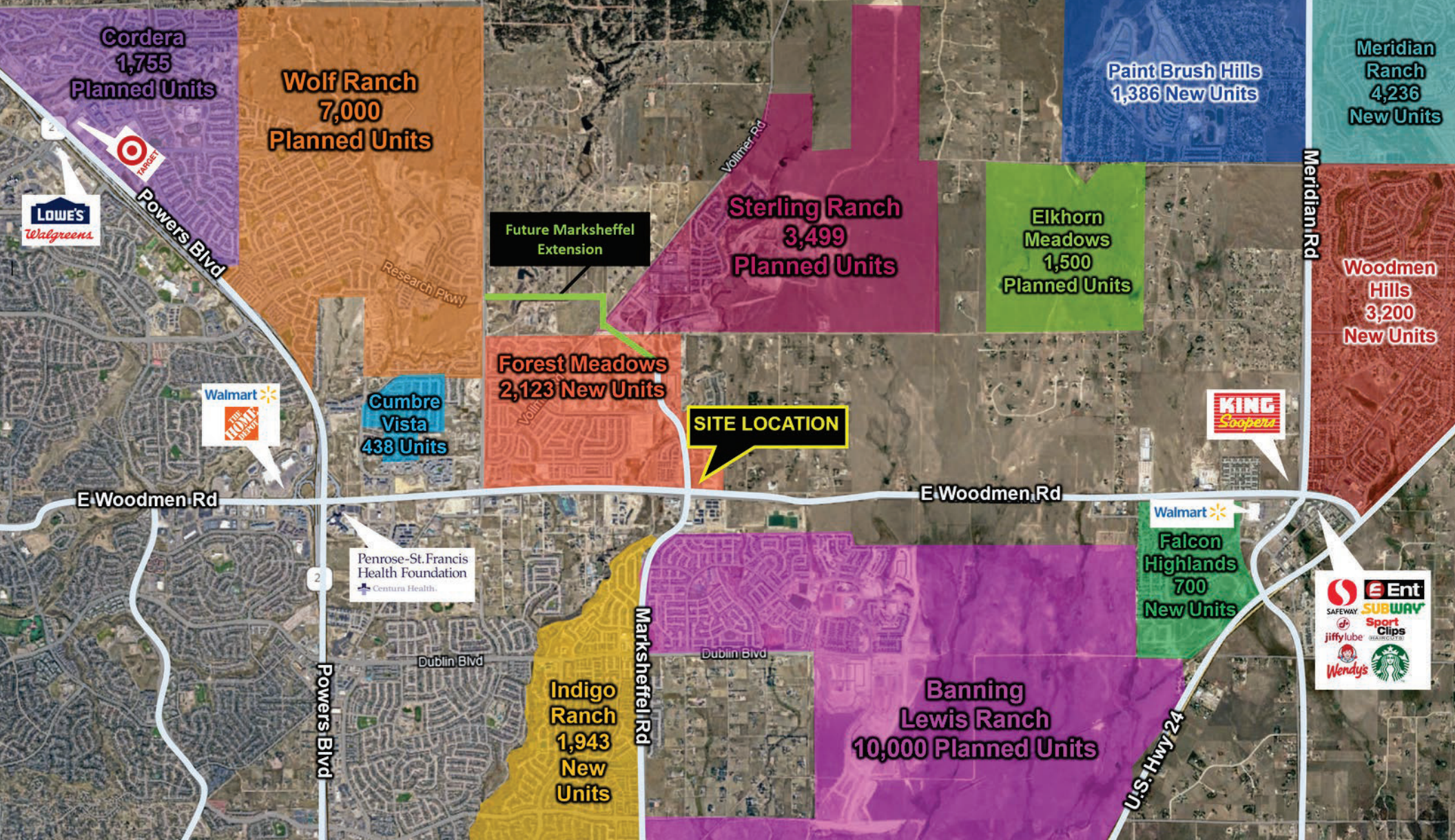
Multi-Family

Marksheffel Rd (13,000 Vehicles Per Day)

- Dutch Bros

- RED ROCKS SELF STORAGE

Pride Soccer Complex



Exclusively Marketed by:

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