

**ICONIC DRIVE-THRU
1,640 SF FOR LEASE**

**Ridgeview Marketplace
6082 Stetson Hills Blvd
Colorado Springs, CO**



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**DRIVE-THRU FOR LEASE
6082 Stetson Hills Blvd
Colorado Springs, CO 80923**

DRIVE-THRU INFORMATION

High Profile Visibility

The Premiere Corner location at
Ridgeview Marketplace

Corner of Stetson Hills Blvd & Tutt Blvd

Corner Intersection 40,376 Vehicle Daily

Visible from all 10 lanes of traffic at
Intersection

Occupied by Starbucks for Over 22 Years

1,640 sf available

Possible reduction to 1,400 sf

Rent – Call for details



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RIDGEVIEW MARKETPLACE

King Soopers Anchored

+ 325,000 sf Shopping Center on + 32 acres

Large Co-Tenancy with Lots of National and Regional Tenants

This King Soopers Ranks in the top 4% of Grocery Stores in Colorado

Exceptional Shopping Center Traffic
+1,250,000 Visits Annually

50 + Retail & Service Businesses

Dominant Center in The Trade Area

Powers Blvd Retail Corridor

Located Corners of Powers Blvd & Stetson Hills & Tutt Blvd

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TUTT BLVD.

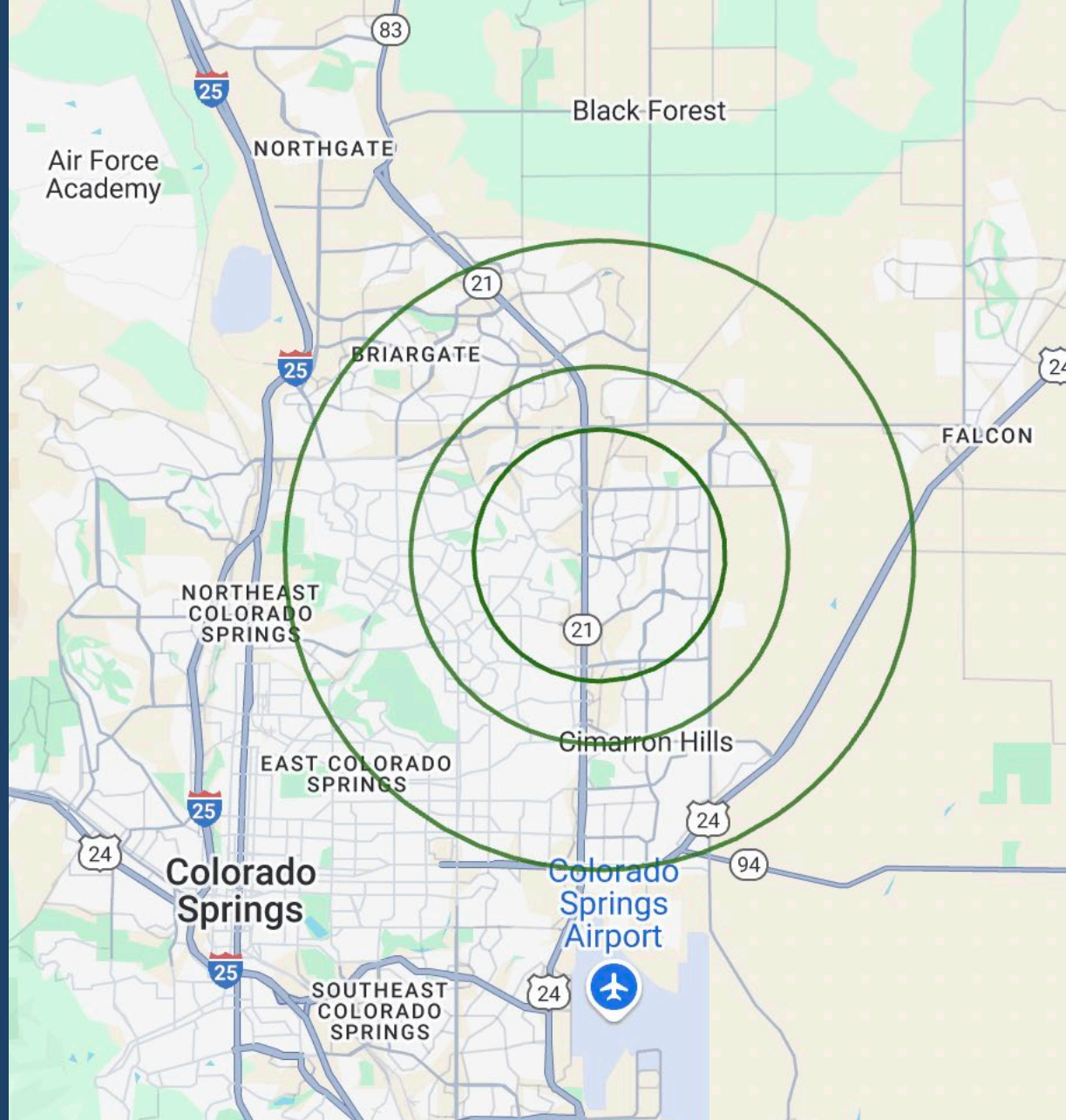
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EXCEPTIONAL POPULATION & INCOME DEMOGRAPHICS

2 Mile Population 62,669
3 Mile Population 130,690
5 Mile Population 261,428

2 Mile Household 23,133
3 Mile Household 48,366
5 Mile Household 104,384

2 Mile Household Income \$111,796
3 Mile Household Income \$115,219
5 Mile Household Income \$113,590



Disclaimer: Information in this brochure are provided from sources believed to be reliable. However, it is not verified for accuracy or with warranty. We always recommend you verify all information before making any offer.

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