

AVAILABLE

Forest Plaza

11580 & 11590 BLACK FOREST ROAD, BLACK FOREST, CO 80908

RETAIL

PAD SITE FOR SALE AND IN-LINE SPACE FOR LEASE!



PAD SITE AVAILABLE

SALE, GROUND LEASE OR BUILD-TO-SUIT

Premier multi-tenant community retail development located right in the heart of Black Forest. This thriving shopping plaza offers great co-tenancy with a synergistic tenant mix. A pad site is also available and approved for a 4,000 SF building at this location.

Black Forest is located just northeast of Colorado Springs and close to Monument, Falcon, Peyton and Elbert, bringing in a wide range of retail shoppers to this beautiful area. This booming location also features an abundance of amazing ponderosa pines that the region is named for, which draw visitors to the area year-round.



2016 Estimated Demographics

	5 miles	10 miles	15 miles
Population	59,645	307,220	524,582
Average Household Income	\$119,168	\$95,885	\$80,248

Property Details

In-Line Space Available	1,374 SF
Lease Rate	\$10.00-\$12.00/SF
NNN	\$5.02/SF

AVAILABLE

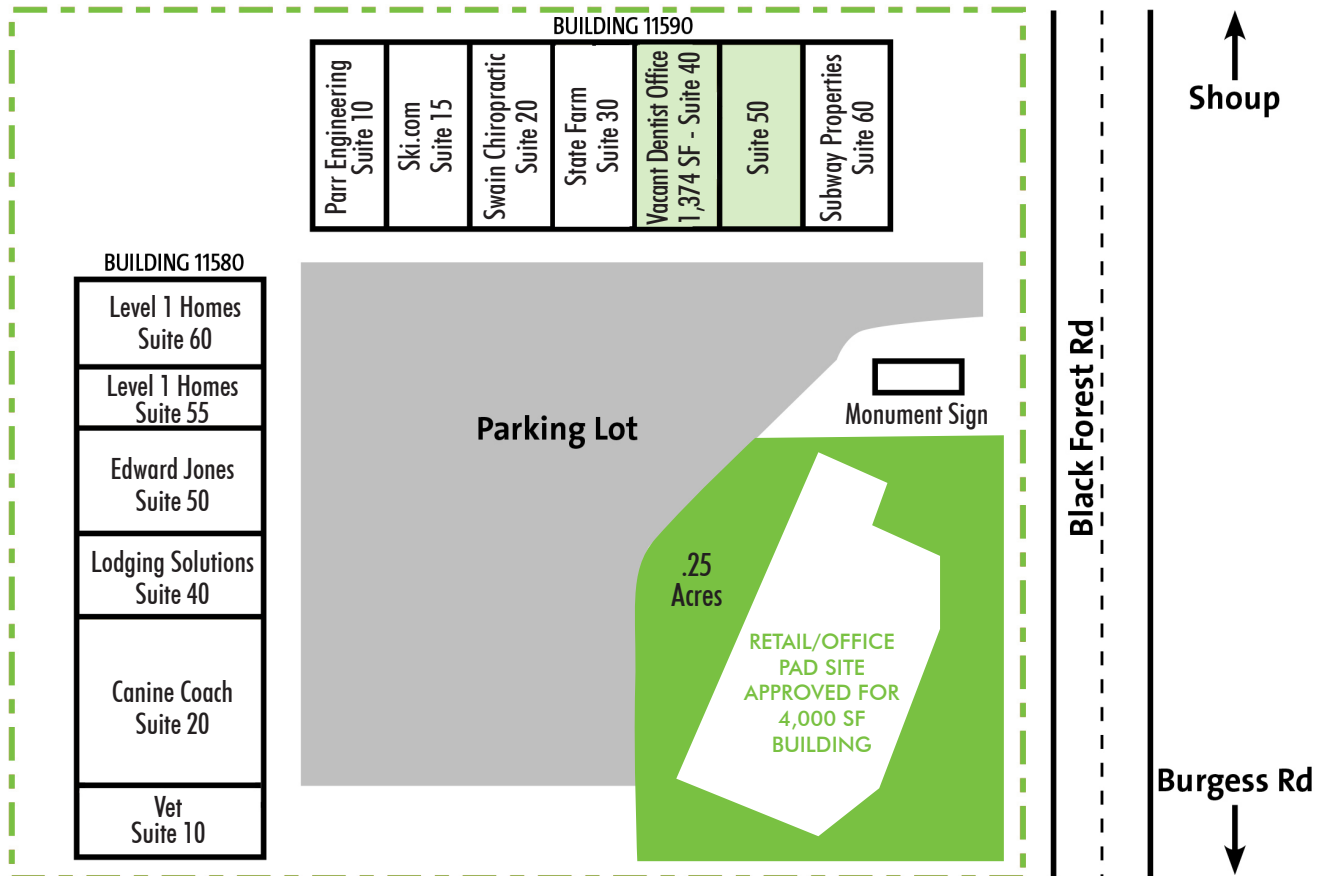
Forest Plaza

11580 & 11590 BLACK FOREST ROAD, BLACK FOREST, CO 80908

PAD SITE FOR SALE AND IN-LINE SPACE FOR LEASE!

RETAIL

Site Plan (measurements are approximate)



CONTACT US

Patrick Kerscher

Senior Associate
+1 719 471 6045
patrick.kerscher@cbre.com

Whitney Johnson

Associate Broker
+1 719 471 6079
whitney.johnson@cbre.com



© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

www.cbre.com/coloradosprings

CBRE