

Retail Space for Lease

Bradley Crossroads

1830 Main Street
Security, CO 80911



PROPERTY SUMMARY

Bradley Crossroads is a new building at Bradley Road and Main Street, just south of SW hard corner. Great location for a credit union, urgent care facility, restaurant, automotive store, nail salon, coffee shop, wireless store, hair salon or ice cream shop.



**Jin Sushi
Restaurant**

BUILDING FEATURES

BUILDING SIZE	7,440 SF
AVAILABLE SPACE <ul style="list-style-type: none">• Suite 110	1,560 SF
LEASE RATE	\$25.00 PSF NNN
NNN (Est. 2024)	\$13.75 PSF
YEAR BUILT	2020
ZONING	CC CAD-0

Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com

KCRE Advisors, LLC Copyright 2023. Reproductions are legally prohibited without written consent. Information contained herein, while not guaranteed, is from sources we believe reliable. Plans are not necessarily to scale. Prices, terms and information subject to change.



Retail Space for Lease

Bradley Crossroads

1830 Main Street
Security, CO 80911



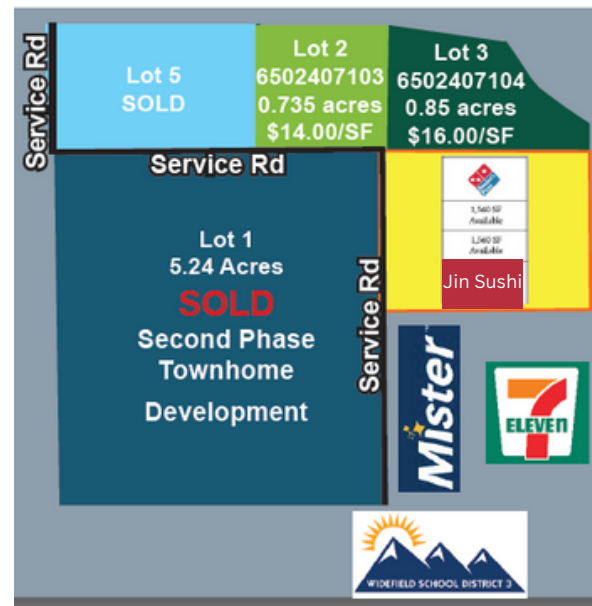
Drive Time
Peterson AFB: 16 minutes
Fort Carson: 14 minutes
Academy Blvd.: 5 minutes
Powers Blvd.: 5 minutes

DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
2023 POPULATION	39,348	178,207	437,446
HOUSEHOLDS	13,138	64,151	172,651
AVE HH INCOME	\$80,168	\$72,383	\$79,368

COMBINED TRAFFIC COUNTS

Hancock Expressway	Clearview Frontage Rd SW	15,528	VPD	2022
--------------------	--------------------------	--------	-----	------



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

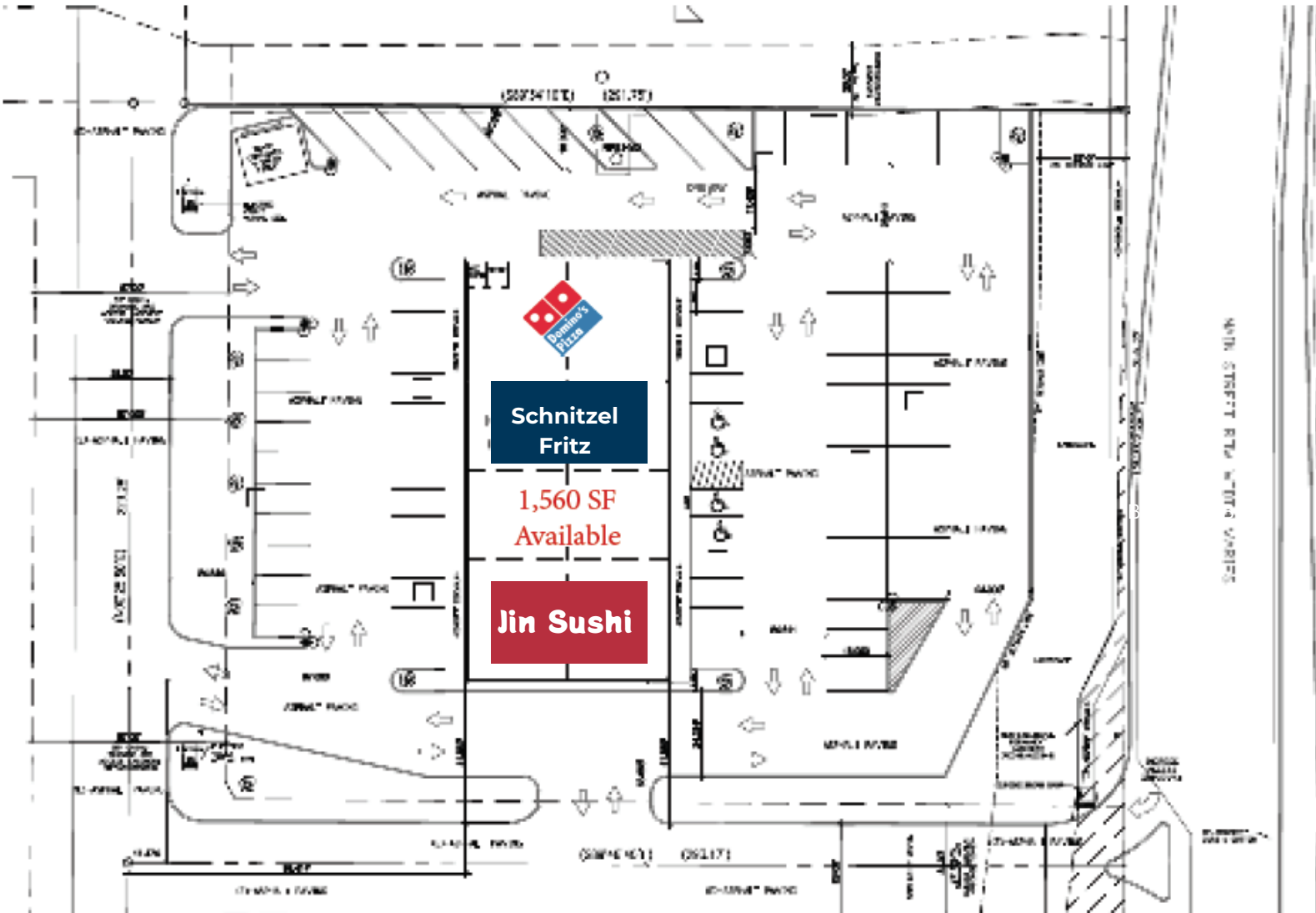
KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com



Retail Space for Lease

Bradley Crossroads

1830 Main Street
Security, CO 80911



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com

KCRE Advisors, LLC Copyright 2023. Reproductions are legally prohibited without written consent. Information contained herein, while not guaranteed, is from sources we believe reliable. Plans are not necessarily to scale. Prices, terms and information subject to change.

