

Austin Bluffs Parkway & Dublin Boulevard

Colorado Springs, Colorado

FOR LEASE



PROPERTY HIGHLIGHTS

Safeway anchored pads

2 pads available - 1.96 AC & .94 AC

Strong existing residential

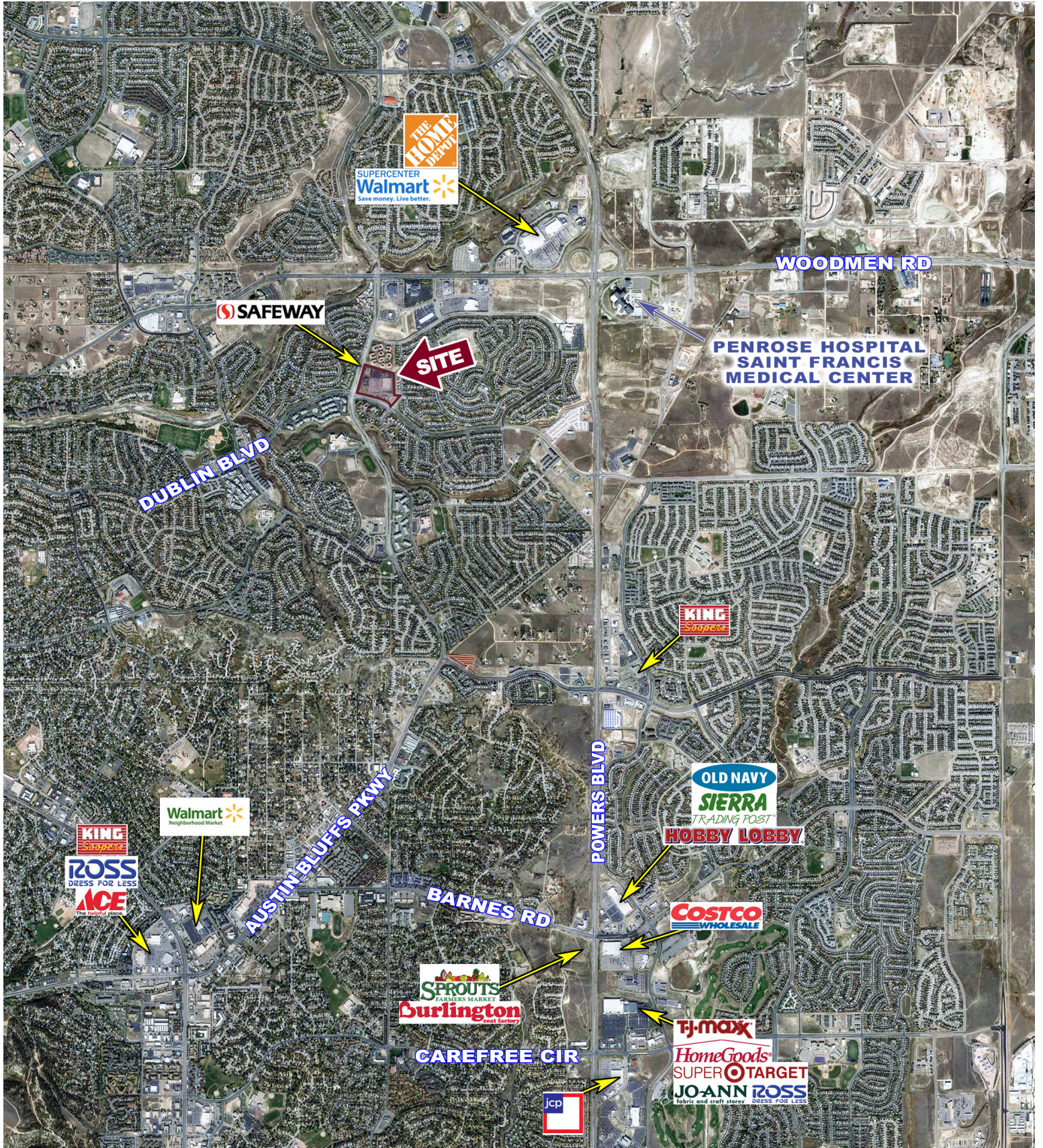
Join: Safeway, Grease Monkey, Great Clips, Hope Spirits and Papa Murphy's

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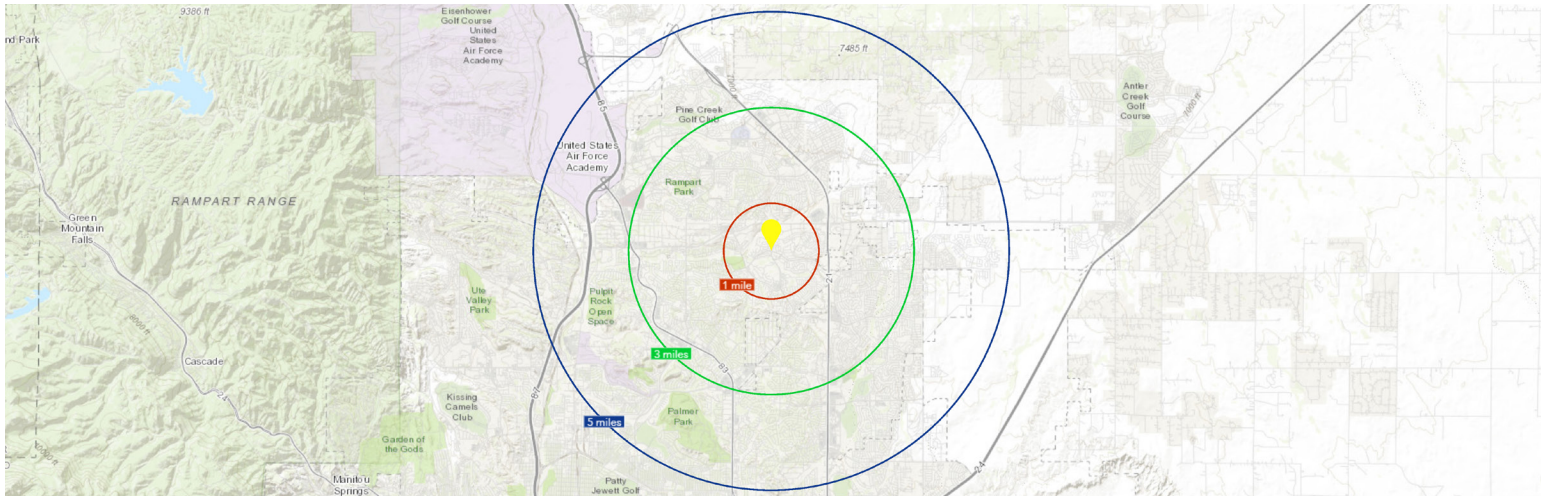
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TRADE AREA



AREA DEMOGRAPHICS



DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	16,845	137,062	244,981
PROJ. POPULATION IN 2028	17,197	142,157	259,443
AVG. HOUSEHOLD INCOME	\$120,237	\$122,364	\$119,748
DAYTIME POPULATION (EMPLOYEES)	2,662	35,030	85,352

SOURCE: ESRI 2023

TRAFFIC COUNTS

LOCATION	CARS/DAY
Dublin Blvd east of Austin Bluffs Pkwy	12,289
Austin Bluffs Pkwy south of Woodmen Rd	20,156 ¹
Dublin Blvd west of Austin Bluffs Pkwy	15,159 ¹

SOURCE: ESRI 2021, ¹2015



BROKER CONTACT

ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

AUSTIN BLUFFS PKWY & DUBLIN BLVD

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All information to be independently verified.