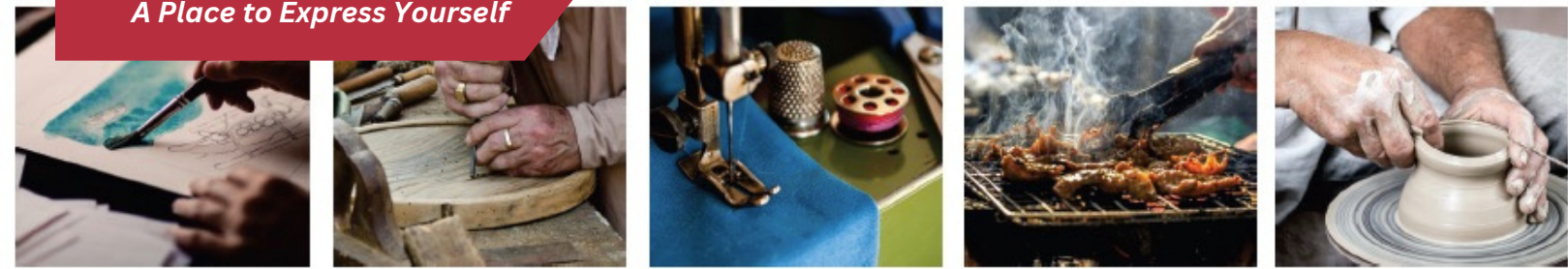


Retail Space For Lease

A Place to Express Yourself

Market Center

4310 - 4494 Austin Bluffs Parkway
Colorado Springs, CO 80918



PROPERTY SUMMARY

Market Center is a neighborhood shopping center located in North Central Colorado Springs on Austin Bluffs Parkway and near Academy Boulevard. This shopping center is in a prime location with high visibility. It offers a strong tenant mix.

Join these craft-oriented tenants:

- Brush Crazy
- Tandy Leather
- Woodcraft
- Ruth's Stitchery
- Dungeons and Java

PROPERTY SPECIFICATIONS

Building Size	161,964 SF	
AVAILABLE SPACE	SF	PRICE
• 4322	1,280 SF	\$19.00
• 4352	1,966 SF	\$17.00
• 4486	1,016 SF	\$27.00
OPERATING EXPENSE	\$4.53 PSF (Est. 2024)	
ZONING	PBC	
YEAR BUILT	1987	



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Suite	Tenant	RSF
4310	FPG Funeral	9,000 SF
4316	Planet Fitness	23,985 SF
4322	AVAILABLE	1,280 SF
4328	Action Potential	3,220 SF
4340	Vapor Bay	1,280 SF
4352	AVAILABLE	1,966 SF
4358	Star Nails	1,581 SF
4364	Subway	1,600 SF

Suite	Tenant	RSF
4370	Dollar Tree	12,376 SF
4380	Humana Real Estate Co	12,114 SF
4382	Rent-A-Center	4,800 SF
4388	The Salon Prof. Academy	8,065 SF
4402	ARC Thrift Store	28,578 SF
4408	Heros and Dragons	2,500 SF
4412	We Rock the Spectrum	6,500 SF
4416	Brush Crazy	4,000 SF

Suite	Tenant	RSF
4420	Dungeons & Java	4,057 SF
4432	MERCS Jiu-Jitsu	3,684 SF
4438	Woodcraft	9,234 SF
4440	Ruth Stitchery	7,527 SF
4444	Tandy Leather	2,019 SF
4448	Sunny's Wigs	747 SF
4454	Snooze Mattress Company	3,253 SF
4476-78	RAC'M POOL HALL	6,000 SF

4486	AVAILABLE	1,059 SF
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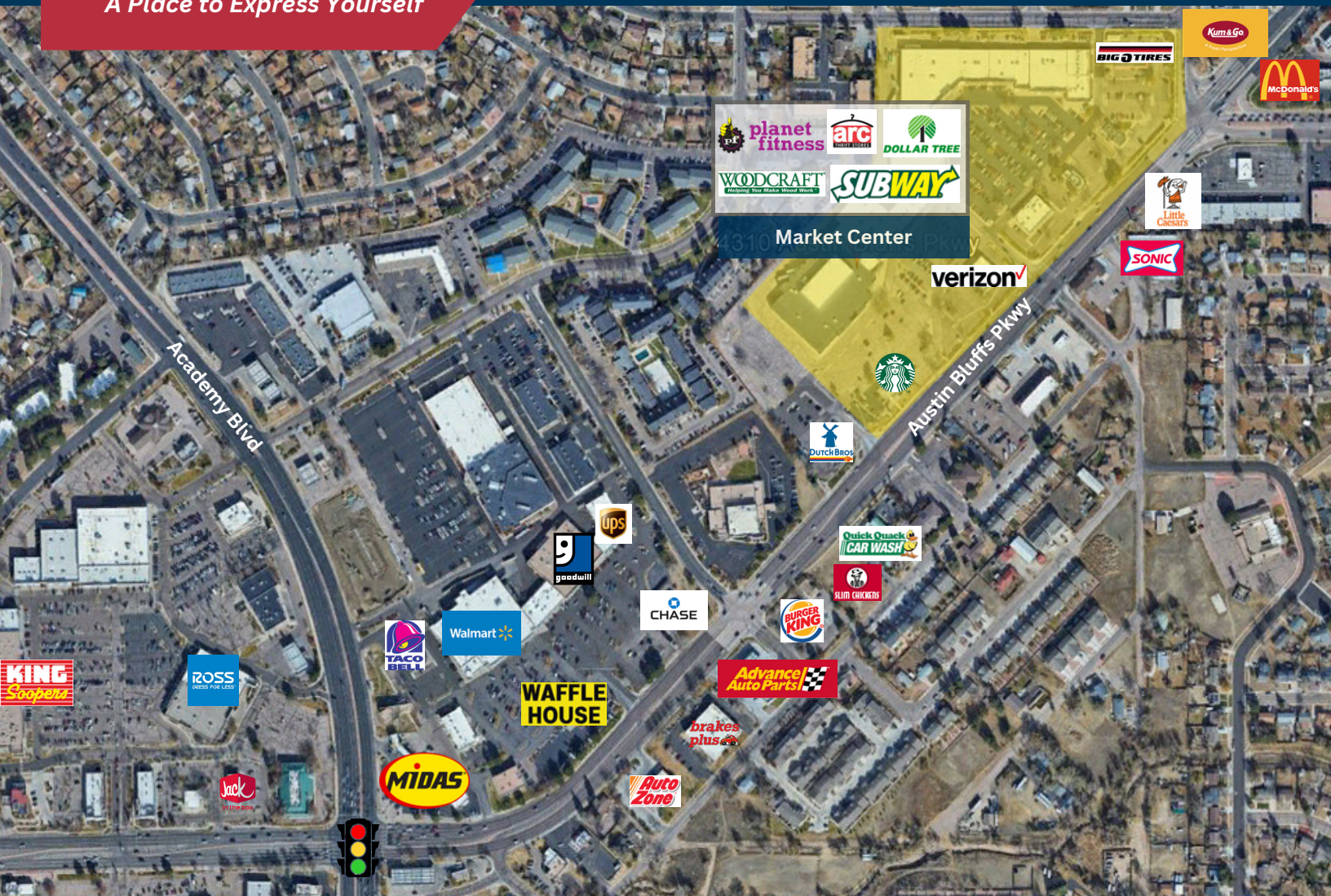


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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 POPULATION	18,255	130,723	305,274
HOUSEHOLDS	7,658	51,531	121,022
AVE HH INCOME	\$74,369	\$88,819	\$89,792

COMBINED TRAFFIC COUNTS

Date Street	Austin Bluffs Pkwy	39,121	VPD	2022
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*Sourced by CoStar

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