# Security Shopping Center

314-388 Main Street, Colorado Springs, Colorado 80911

### Co-Anchor Tenant Space for Lease



all photographic-imaging | Copyright © 2024 J. Barry Winter | All Rights Reserved

### 13,121 SF Available Space for Lease Rate: \$9.25 psf +NNN

#### **Estimated Daily Traffic Count** (2022)

On Main St at Security Blvd SW
On Main St at Security Blvd NE
On US Hwy 85 at Main St SE
On 640 at Security Blvd NE
12,154 VPD
15,855 VPD
18,792 VPD
14,856 VPD

 Area Demographics (2023)
 1-Mile
 3-Miles
 5-Miles

 Average Estimated Population
 12,155
 54,883
 159,469

 Average Household Income
 \$81,786
 \$78,030
 \$76,195

Traffic & Demographics Source: CoStar Group | 04-02-24

### **AREA & PROPERTY HIGHLIGHTS**

- Densely populated established neighborhoods
- Over 13.000 sf now available for lease
- Easy to find on main thoroughfare
- High visibility and daily traffic count
- Nearby access to US 85/87 (CanAm Hwy)
- Shadow Anchored by Ross and Planet Fitness
- Ample on-site parking

weststår

**6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224** 720-941-9200 Main | 720-941-9202 Fax

#### Lev Cohen

720-880-2925 direct | 720-232-4118 cell lev@weststarcommercial.com

#### **Tim Hakes**

720-880-2923 direct | 720-352-9457 cell tim@weststarcommercial.com

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms.and information subject to change Copyright © 2024 Weststar Commercial | All Rights Reserved

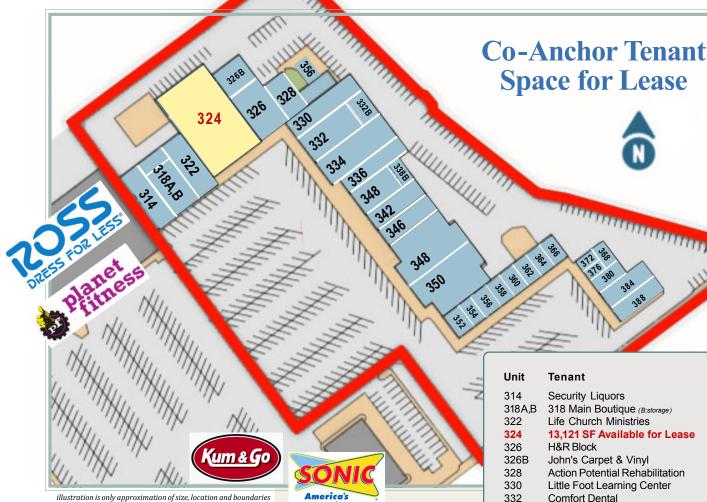
SCRTY-092324



# Security Shopping Center

314-388 Main Street, Colorado Springs, Colorado 80911





Security Shopping Center in Colorado Springs, Colorado is a retail center that has well-served the local needs for many years for the surrounding neighborhoods. Nearby are a number of local area retailers which include Albertaco's Mexican Food, Ruffrano's Hell's Kitchen, Sonic Drive-in, Taco Bell, Fountain Valley Animal Hospital, Goodwill Store and Donation Center, O'Reilly Auto Parts, National Differential, and Ventucci Farm to name a few. On a national level, retailers in the area include Walgreens and Walmart Supercenter. Further, Ross Dress for Less and Planet Fitness serve as shadow anchors for the Security Shopping Center.

Security Shopping Center benefits from good visibility and high daily traffic from multiple directions, easy access from the main throughfare off Main Street, close proximity to the CanAm Highway (US 85/87) and dense populations in the area.

Please contact us for more detailed information.



#### Lev Cohen

720-880-2925 direct | 720-232-4118 cell lev@weststarcommercial.com

#### **Tim Hakes**

720-880-2923 direct | 720-352-9457 cell tim@weststarcommercial.com



#### 318 Main Boutique (B:storage) 13.121 SF Available for Lease Action Potential Rehabilitation Little Foot Learning Center 332 **Comfort Dental** State Farm Insurance 332B 334 State Farm Insurance 336 **HOA Property Management Svcs** First Hollywood Nails 338 338B First Hollywood Nails (storage) 342 Kinder Motion 346 Taekwondo 348 First Cash 350 Family Dollar 352 The Cigarette Store 354 Computer Repair 356 Security Jewelers 358 Fresh Move Grocery Store 360 C & L Sew & Vac Company 362 African Hair Braids Shop 364 Little Foot Learning Center 366 S.S. Subs 368 Security Boot Carol's Creative Glass 372 376 Manny's Barber Shop 380 Hair Salon 384 Security Coin Wash 388 Impressive Eyes Optical