



FOR LEASE

7085 LEXINGTON DR.

Colorado Springs, CO
80920



PROPERTY overview

Retail space for lease off of Woodmen Rd., with easy access to N. Powers Blvd. This new construction has strong demographics and high traffic counts as well as heavy cross-traffic from Woodmen Plaza. This would be an ideal location for Physical Therapists, Insurance Agents, Physicians, Med Spa, Salon, etc.

OFFERING summary

Available SF:	1,875 SF
Lease Rate:	First Year Incentive Only \$20.00 SF/yr
NNN's:	Ask Broker
Zoning:	MX-LP

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

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AREA demographics

1 MILE

Total Households	6,097
Total Population	16,022
Average HH Income	\$98,625

3 MILES

Total Households	44,059
Total Population	118,209
Average HH Income	\$107,113

5 MILES

Total Households	89,248
Total Population	235,753
Average HH Income	\$105,340

Traffic Counts: Woodmen Rd. and Rangewood Dr. 34,805 VPD

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