

Retail For Lease

Research Plaza

5490 Powers Center Point
Colorado Springs, CO 80920



PROPERTY SUMMARY

5490 Powers Center Point is well positioned on the northeast corner of Research Parkway and North Powers Blvd.

The center offers:

- Nice exterior finishes
- Good mix of tenants
- Highly visible pylon sign
- Excellent visibility
- Quick access

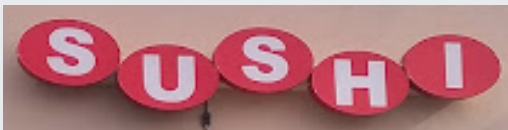
BUILDING FEATURES

TOTAL BUILDING SIZE	16,000 SF
----------------------------	-----------

AVAILABLE SPACE	SIZE	LEASE RATE
• Suite 148	2,800 SF	\$28.00 PSF

OPERATING EXPENSES	\$10.06 PSF (2024 Est.)
---------------------------	-------------------------

ZONING	PBC A AO
---------------	----------



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

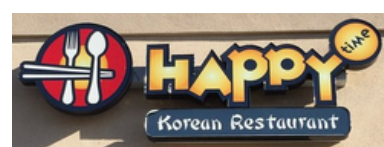
KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com



Retail For Lease

Research Plaza

5490 Powers Center Point
Colorado Springs, CO 80920



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 For Lease

Research Plaza

5490 Powers Center Point
Colorado Springs, CO 80920



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 POPULATION	13,587	91,422	193,419
HOUSEHOLDS	4,312	31,651	70,359
AVE HH INCOME	\$143,121	\$121,379	\$109,881

COMBINED TRAFFIC COUNTS

N Powers Blvd	Research Pkwy NW	33,242	VPD	2022
---------------	------------------	--------	-----	------

*Sourced by CoStar

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

