

# Retail for Lease

# Cheyenne Plaza

1791 South Eighth Street  
Colorado Springs, CO 80906



## PROPERTY SUMMARY

**Cheyenne Plaza** is a busy retail center located at the corner of S. Eighth Street and Cheyenne Boulevard. Anchored by Ace Hardware, it offers easy access and excellent visibility from both main roads. It is close to I-25 and The Broadmoor Hotel.



**GOLDEN MOUNTAIN  
MONTESSORI**



**MagicKey  
LOCKSMITHS**



## PROPERTY FEATURES

<b>TOTAL CENTER SIZE</b>	76,839 SF
<b>AVAILABLE SPACE</b>	2,100 SF - 4,200 SF
<b>LEASE RATE NNN</b>	\$16 - \$20 PSF NNN
<b>OPERATING EXPENSE (2025 Est.)</b>	\$4.11 PSF
<b>ZONING</b>	MX-M
<b>YEAR BUILT/RENOVATED</b>	1987/2024

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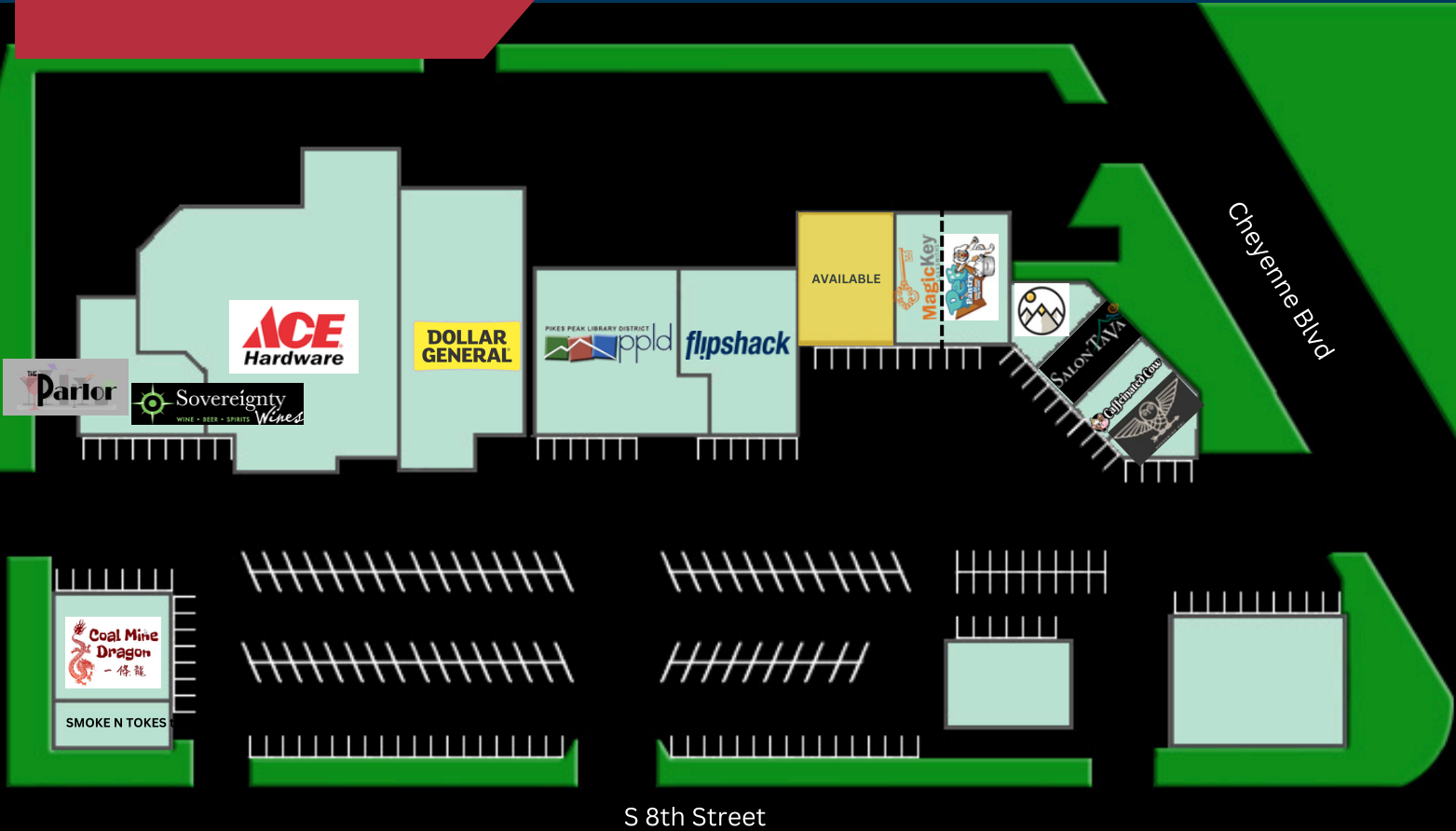
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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2024 POPULATION</b>	10,176	65,688	176,532
<b>HOUSEHOLDS</b>	4,869	30,241	74,843
<b>AVE HH INCOME</b>	\$88,574	\$90,634	\$83,686

## COMBINED TRAFFIC COUNTS

S 8th Street	Oxford Ln N	13,404	VPD	2025
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\*Sourced by CoStar

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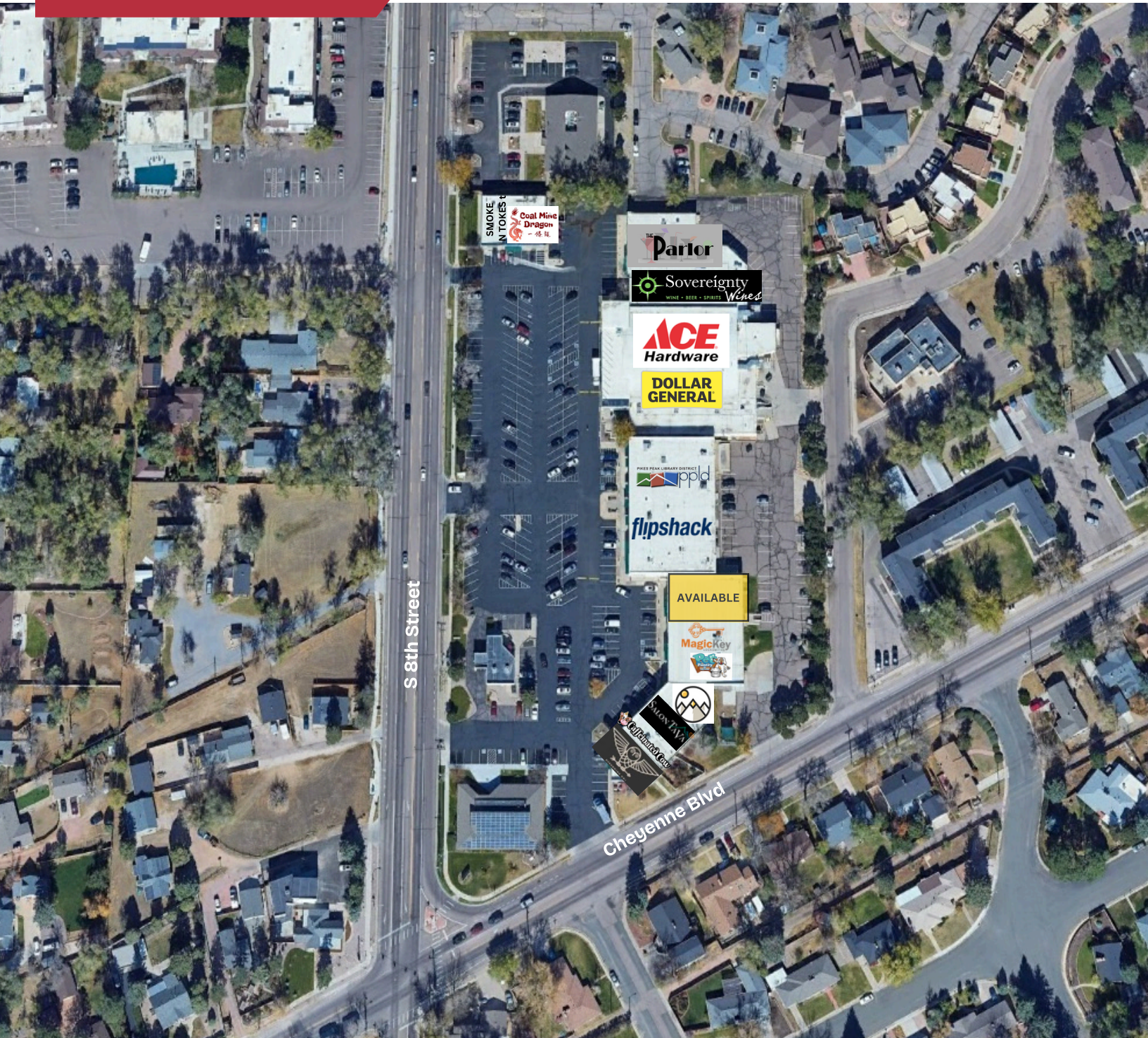
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