

SEC CONSTITUTION AVENUE & MARKSHEFFEL ROAD  
COLORADO SPRINGS, COLORADO



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# KING SOOPERS MARKETPLACE - Now OPEN!

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Join:



## INFORMATION

- Last pad available
- First retail-anchored opportunity along Marksheffel Road
- New grocery anchored development
- Limited competition in the trade area
- Strong existing & planned residential densities

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	10,672	58,275	165,799
Avg. HH Inc.	\$88,437	\$86,843	\$65,747
Employees	1,625	17,023	43,291
Businesses	128	1,423	4,410

Source: ESRI 2020

## TRAFFIC COUNTS

On Constitution Ave west of Marksheffel Rd	12,001 cars/day
On Constitution Ave east of Marksheffel Rd	9,082 cars/day
On Marksheffel Rd north of Constitution Ave	14,534 cars/day
On Marksheffel Rd south of Constitution Ave	5,156 cars/day

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AERIAL FLOWN BY GOOGLE EARTH

ACADEMY BLVD

A compass rose graphic with 'N' at the top and 'W' at the bottom-left.

Aerial map showing a residential area with several commercial landmarks. A red box highlights the 'KING Soopers' logo, with a yellow arrow pointing to its location. A blue box highlights the 'Walmart Neighborhood Market' logo, with a yellow arrow pointing to its location. A large blue arrow labeled 'AUSTIN BLUFFS PKW' points diagonally across the map. A vertical blue arrow labeled 'ACADEMY BLVD' points downwards. A compass rose at the bottom indicates North, South, East, and West.

**BARNES RD**

**LOWE'S**  
Improving Home Improvement

**PETSMART**  
**STAPLES**

**KOHL'S**  
**PETCO**  
Where the pets go.  
**Michaels**  
Where Creativity Happens.  
**SAFEWAY**

**Walmart**  
Supercenter  
Save money. Live better.

# BANNING LEWIS RANCH MASTER PLAN