

Retail for Lease

Constitution Corners

5705-5743 Constitution Ave
Colorado Springs, CO 80915



PROPERTY SUMMARY

Located at the busy stop-lighted intersection of Powers Blvd. and Constitution Avenue, which are two of the city's busiest thoroughfares, this presents an excellent opportunity for businesses that desire to capture business with high visibility and easy access.

The property is well-maintained and offers versatile spaces that can accommodate a variety of retail and professional service tenants. With the current mix of retailers, healthcare, wellness, and beauty-oriented businesses already thriving on-site, this location is ideal for entrepreneurs looking to join an established commercial hub.

The property benefits from ample parking and proximity to other businesses like Safeway, Walgreens, McDonalds, Kohls, Michael's and Petco, that consistently draw shoppers, making it a perfect spot for businesses looking to build a strong presence in the community. Whether you're looking to open a retail store, a health-focused business, a salon, or a professional service, Constitution Corners offers everything you need to make your vision a reality.

BUILDING FEATURES

BUILDING SIZE 22,862 SF

AVAILABLE SPACE

Suite	Size	Rate
• 5707	690 RSF	\$21 PSF
• 5709	1,379 RSF	\$26 PSF
• 5739	1,440 RSF	\$26 PSF

OPERATING EXPENSES \$5.98 PSF (Est. 2025)

YEAR BUILT 1984

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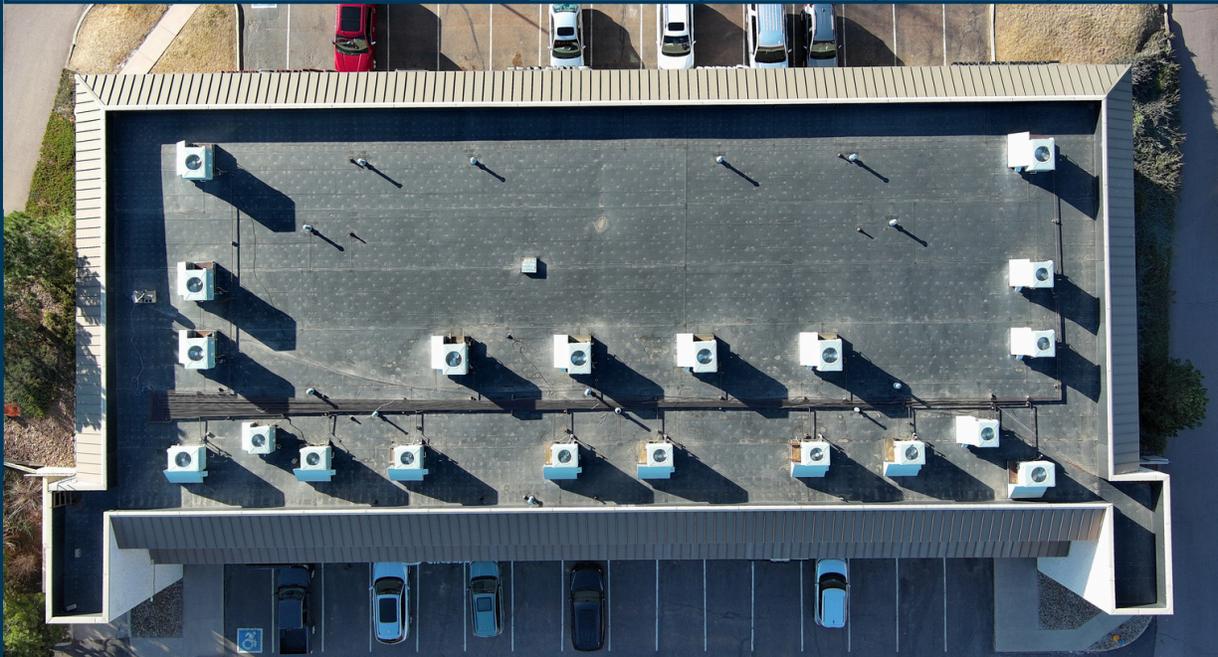


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Salon Suites STE 5743	Salon Suites STE 5741	AVAILABLE 1,440 RSF STE 5739	Springs Veterinary Dentistry STE 5737	Salon Suites STE 5735	 Allstate STE 5733	Colorado Springs School of Massage STE 5729
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 STE 5721	 STE 5719	Handsome Devils STE 5715	 STE 5713	AVAILABLE 1,379 RSF STE 5711
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Ready Set
Dance
STE 5727

Rumi
Smoke
Shop
STE 5723


STE 5705

AVAILABLE
690 RSF
STE 5707



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	11,001	108,108	252,267
HOUSEHOLDS	4,339	42,718	99,240
AVE HH INCOME	\$93,063	\$87,886	\$87,679

COMBINED TRAFFIC COUNTS

N Powers Blvd	Constitution Ave N	60,742	VPD	2025
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*Sourced by CoStar

Surrounding Businesses & Restaurants:



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