

Briargate Crossing East

Briargate Pkwy & Powers Blvd
Colorado Springs, CO 80920



Property Features

- Only four (4) parcels remaining:
 - CN-1: retail & office pad sites
 - BXE-5: retail pad sites
 - BXE-3: retail & office pad sites
 - CS-1: office sites
- Signalized intersections
- Benefits from proximity to Lowes, Super Target, Memorial Hospital North, Children's Hospital Colorado, King Soopers, Lifetime Fitness, Till, Petco & many other area retailers!
- Excellent visibility & access from Powers Blvd, Briargate Pkwy & Union Blvd
- Many possible uses including retail, office, medical office, hotel & entertainment
- Great opportunity to gain market share in underserved but growing market
- High traffic counts on Powers Blvd 52,000+ Vehicles per Day

**CONTACT AGENTS
FOR SPECIFIC SITE &
PRICING INFORMATION**

Craig A. Anderson

+1 719 667 6875

anderson@highlandcommercial.com

Michael Suggs

+1 719 338 4555

suggs@highlandcommercial.com

Market Area



2019 Market Profile / Demographics

Radius	1-Mile	3-Mile	5-Mile
Total Population	11,312	68,980	166,794
Total Households	3,522	23,765	60,288
Avg Hhld Income	\$145,985	\$122,688	\$108,688
Total Businesses	221	1,597	4,712
Total Employees	6,113	24,568	58,847

1-Mile Radius:

- Average home value of \$478,462
- Highly educated workforce – 65% have earned a Bachelor's, Graduate or Professional degree
- Stable housing - 91% owner-occupied households
- Median Household Income \$124,961
- Average per capita income of \$47,415 compared to Colorado Springs' average of \$38,703

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

NAI Highland, LLC
Commercial Real Estate Services. Worldwide
Two North Cascade Avenue, Suite 300
Colorado Springs, CO 80903

+1 719 577 0044

www.highlandcommercial.com
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