

1103-1271 N. Circle Drive Colorado Springs, CO 80909

PIONEER PLAZA

1103-1271
N. CIRCLE DRIVE
COLORADO SPRINGS, CO 80909



1,203 - 2,406 SF RETAIL SPACE
FOR LEASE

DISCLAIMER: All of the information contain in this Marketing Brochure has been gathered from reliable sources. Kinsey & Company Commercial Real Estate, LLC makes no guarantee, warranty or representation regarding the accuracy of this information. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

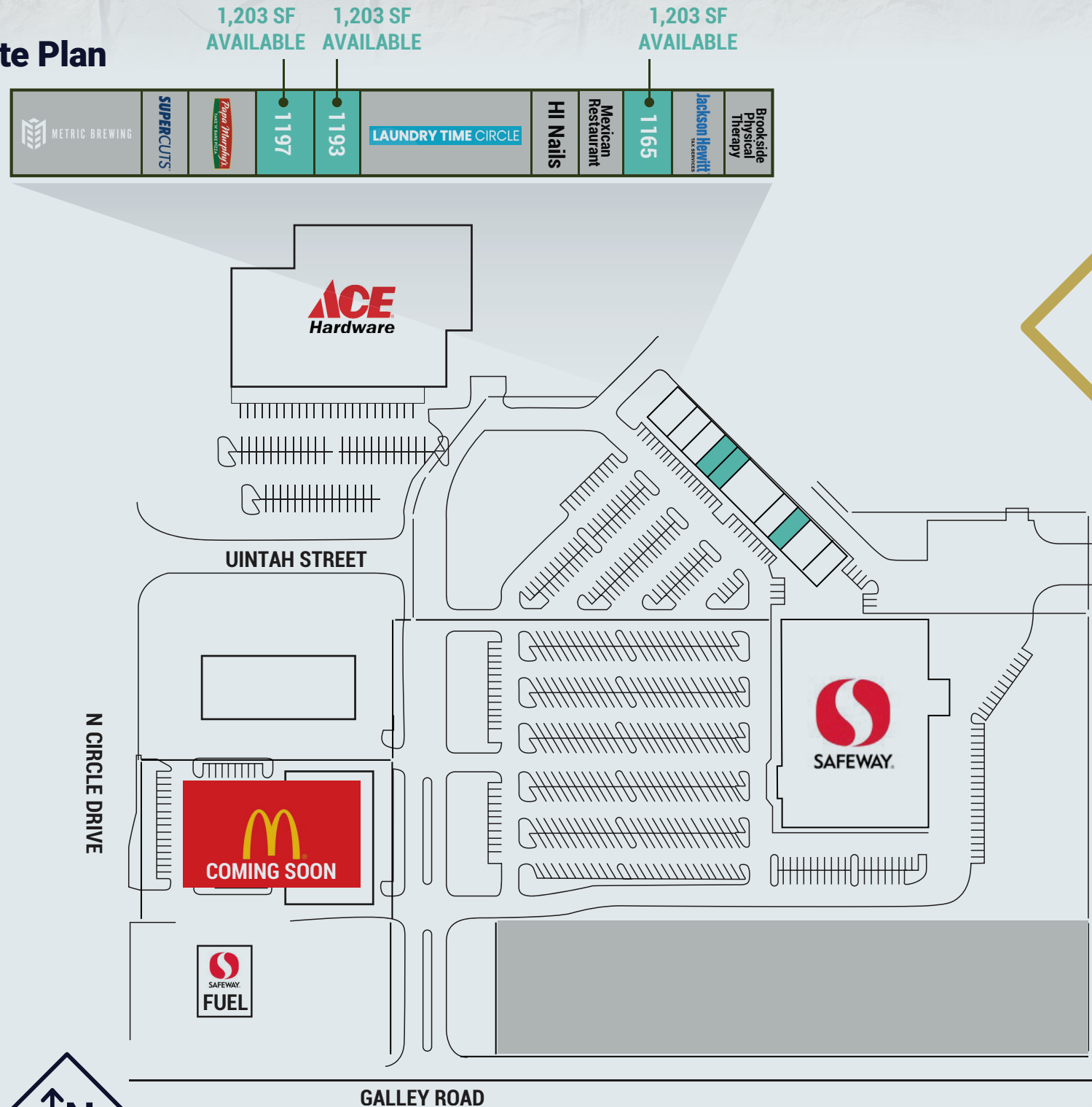
Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

PIONEER PLAZA

1103-1271
N. CIRCLE DRIVE
COLORADO SPRINGS, CO 80909

FOR LEASE

Site Plan



Availability Information

SF Available: 1,203 - 2,406 SF

Pricing: Contact Broker

Traffic Counts

N Circle Drive: 27,259 VPD

Galley Road: 12,753 VPD

2022 MPSI Estimates

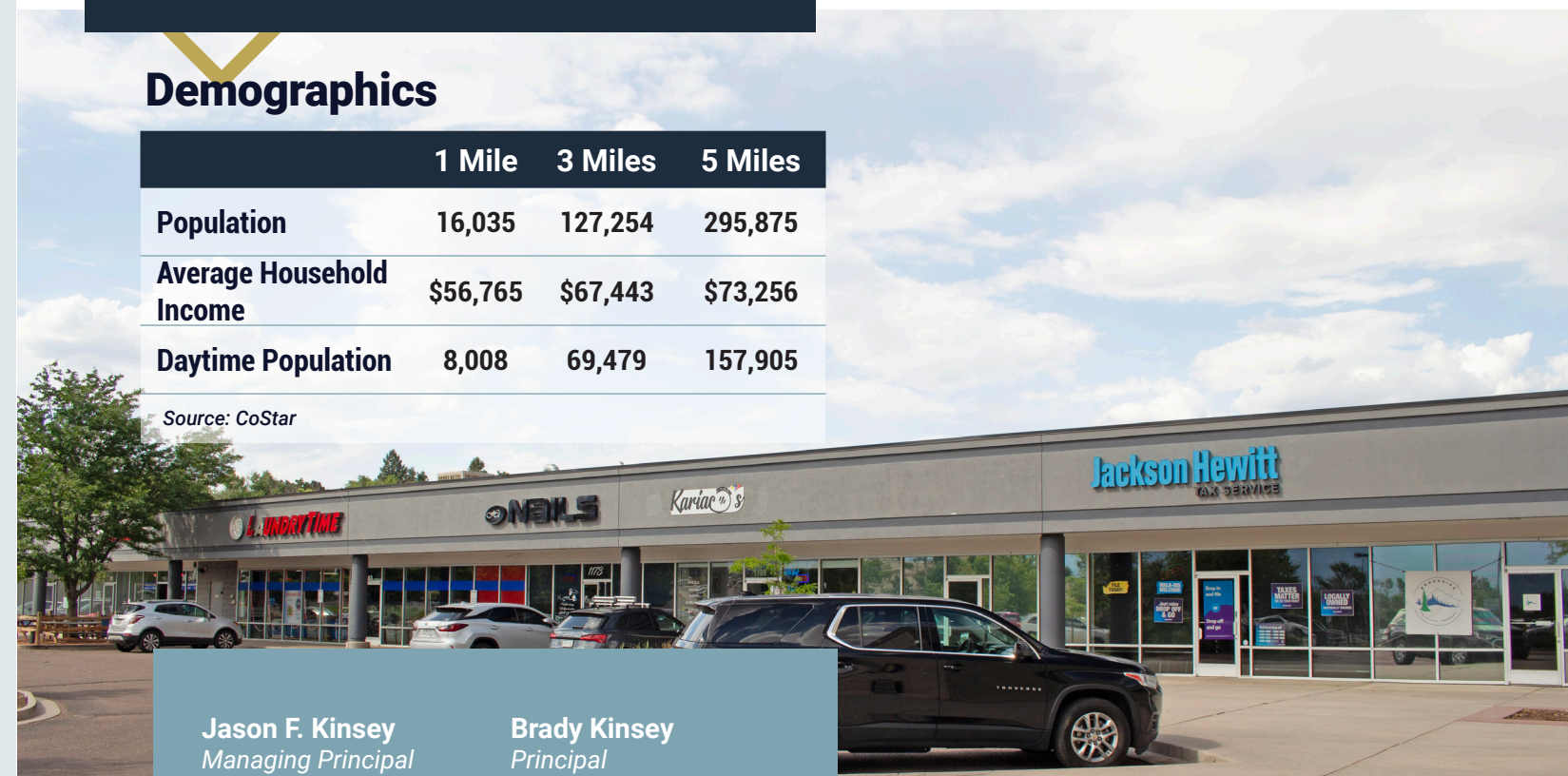
Highlights

- Anchored by the third busiest Safeway throughout the Colorado Springs & Pueblo (Placer.ai).
- New motivated ownership
- Join other co-tenants in the shopping center such Ace Hardware, Jackson Hewitt, Papa Murphy's and more.
- Vacant spaces will be white boxed and ready for an incoming Tenant's design

Demographics

	1 Mile	3 Miles	5 Miles
Population	16,035	127,254	295,875
Average Household Income	\$56,765	\$67,443	\$73,256
Daytime Population	8,008	69,479	157,905

Source: CoStar



Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com