

# THE MARKET AT SPRING CREEK



1640 S. CIRCLE DRIVE  
COLORADO SPRINGS, CO 80910

## FEATURES

Ongoing property improvements such as parking lot repairs, painting, new lighting, signage, and more.

Easy access to major highways.

Up and coming neighborhood.

Community projects including a weekly food truck rally, outdoor exercise equipment, colorful murals and art installations.

## DEMOGRAPHICS (2022)



POPULATION

1 MILE: 15,659  
3 MILES: 128,795  
5 MILES: 248,378



HOUSEHOLDS

1 MIILE: 6,310  
3 MILES: 52,723  
5 MILES: 101,055



HOUSEHOLD  
INCOME  
(MEDIAN)

1 MIILE: \$42,251  
3 MILES: \$48,255  
5 MILES: \$55,694

## LEASING INFORMATION

### ASKING RATES

Call for details.

### 2023 EST. NNN

\$3.00/sq.ft.

### TERMS

3-5 year leases.

### MAXIMUM CONTIGUOUS

2,410 sq.ft.

### MINIMUM SF

500 sq.ft.



SUITE	TENANT	SQ. FT.
1530	Dollar Tree	12,000
<b>1640</b>	<b>AVAILABLE</b>	500
1650	Peak City Athletics	1,600
1652	CommunityWorks	6,050
1654	EZ Pawn	6,100
1660	Camerons	65,280
<b>1710</b>	<b>AVAILABLE</b>	2,410
1712	Yong's Korean Kitchen	1,400
1714	Subway	1,495
1716	C&M Liquor	2,723
<b>1720</b>	<b>AVAILABLE</b>	2,000
1722	Juanita's Pepitas	1,254
1724	O&M Designz	1,225
1726	Classic Solz	1,255
1728	Ice Cream Snack Shack	1,229
1750	Tacos Express	803

**SITE MAP**



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LEASING OPPORTUNITIES**

