



# THE MARKET AT SPRING CREEK

1640 S. Circle Drive, Colorado Springs, CO 80910

## PROPERTY FEATURES

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




Easy access to major highways.

Gordon Food Services coming soon!

## LEASING INFORMATION

<b>Asking Rates:</b>	Call for details.
<b>Est. NNN (2024):</b>	\$3.00
<b>Lease Terms:</b>	3-5 year leases.
<b>Max. Contiguous:</b>	3,254 Sq. Ft.
<b>Minimum Sq. Ft.:</b>	1,254 Sq. Ft.

## DEMOGRAPHICS (2024)

 POPULATION	<b>1 MILE:</b>	17,038
	<b>3 MILES:</b>	125,918
	<b>5 MILES:</b>	244,497
 HOUSEHOLDS	<b>1 MILE:</b>	6,734
	<b>3 MILES:</b>	51,238
	<b>5 MILES:</b>	98,327
 HOUSEHOLD INCOME (MEDIAN)	<b>1 MILE:</b>	\$52,183
	<b>3 MILES:</b>	\$53,789
	<b>5 MILES:</b>	\$59,992



Explore More Western Centers Leasing Opportunities!

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1640 S. Circle Drive, Colorado Springs, CO 80014



SUITE	TENANT	SQ. FT.
1530	Dollar Tree	12,000
1640	AVAILABLE	500
1650	AVAILABLE	1,600
1652	Community Anchor Academy	6,050
1654	EZ Pawn Colorado	6,100
1660	Gordon Food Services	65,390
1710	AVAILABLE	2,410
1712	Yong's Korean Kitchen	1,400
1714	AVAILABLE	1,495
1716	AVAILABLE	2,723
1720	AVAILABLE	2,000
1722	AVAILABLE	1,254
1724	AVAILABLE	1,225
1726	AVAILABLE	1,255
1728	AVAILABLE	1,229
1750	Taco Express	803

## SITE MAP

