

# FOR LEASE

Briargate Center  
1825-1843 Briargate Blvd.  
Colorado Springs, CO 80920



## RETAIL

## RETAIL LEASE IN THE HEART OF CHAPEL HILLS



### PROPERTY FEATURES

<b>BUILDING SIZE</b>	11,860 SF
<b>AVAILABLE SPACE</b>	1,200 SF to 2,100 SF
<b>LEASE RATE</b>	\$19.50/SF
<b>NNN EXPENSES</b>	\$6.41/SF (2017 est.)
<b>T.I. ALLOWANCE</b>	Negotiable
<b>PARKING SPACES</b>	60
<b>PARKING RATIO</b>	5.06
<b>ZONING</b>	PBC



For more information, please contact:

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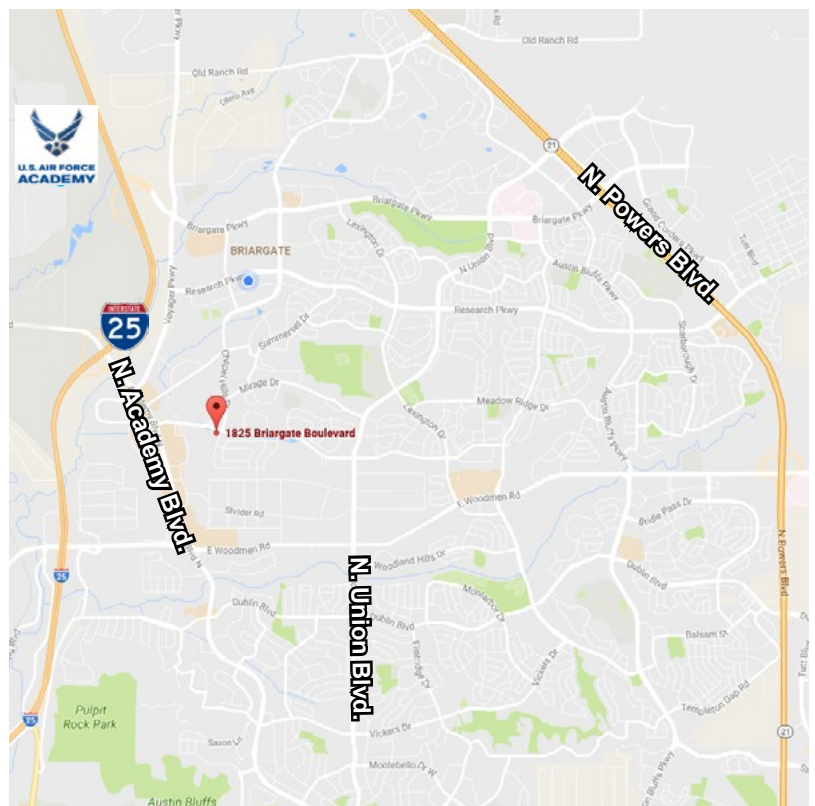
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## JOIN THESE RETAILERS



### Demographics

	1 Mile	3 Miles	5 Miles
<b>Est. Population</b>	8,660	71,071	182,313
<b>Avg. HH Income</b>	\$65,611	\$69,792	\$66,034
<b>Traffic Counts</b> Briargate Blvd. & Academy Blvd.	41,322 vpd		



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