

# MONUMENT MARKETPLACE

## Monument, CO

Northeast Retail Market / For Lease & Sale



## JOIN MONUMENT'S LARGEST RETAIL CENTER



Mark Useman / Executive Director

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WE ARE  
THE CENTER  
OF RETAIL

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### RETAIL SPACE

FULLY LEASE

### RATES

Call Broker For Rates

### PAD SITES

A – 7.92 Acres  
 B – 1.41 Acres  
 C – 1.30 Acre  
 D – 21,150 SF  
 (Proposed Building)

### NEIGHBORING TENANTS

Walmart, Kohl's, PetSmart, Staples, Home Depot, America's Best, Texas Roadhouse, GNC, Chili's, Sports Clips, Tan Your Hide, Sally Beauty Supply, Complete Emergency Care, Don Tequila's Mexican Cantina, Kiln Art Studio, Super Cuts, Rodolfo's Mexican Grill, Mt. Fuji, Mathnasium, Verizon, Postal Annex, NYC Bagel & Coffee, TK Nails

### COMMENTS

- Monument's Largest Retail Center
- Excellent Demographics
- High Visibility
- New Retail & Pad Sites Available
- Professionally Maintained



### NEIGHBORHOOD DEMOGRAPHICS

  
 POPULATION

  
 MEDIAN  
 HOUSEHOLD INCOME

  
 TRAFFIC  
 COUNT

|         |        |           |             |
|---------|--------|-----------|-------------|
| 1 Mile  | 2,397  | \$162,204 | 7,932 v.p.d |
| 3 Miles | 25,350 | \$143,154 |             |
| 5 Miles | 50,453 | \$143,591 |             |

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### SITE PLAN



|                                  |           |
|----------------------------------|-----------|
| 1. Urgent Care                   | 4,311 SF  |
| 2. Dentist                       | 2,859 SF  |
| 3. Don Tequila's Mexican Cantina | 3,960 SF  |
| 4. Pizza                         | 2,640 SF  |
| 5. The Kiln Art Studio           | 1,400 SF  |
| 6. Sally Beauty Supply           | 1,480 SF  |
| 7. Monument Cleaners             | 1,370 SF  |
| 8. TK Nails                      | 1,455 SF  |
| 9. Super Cuts                    | 1,548 SF  |
| 10. Rodolfo's Mexican Grill      | 1,764 SF  |
| 11. Tan Your Hide                | 2,400 SF  |
| 12. Sport Clips                  | 1,230 SF  |
| 13. Mt. Fuji Restaurant          | 3,960 SF  |
| 14. Pet Smart                    | 20,083 SF |
| 15. Staples                      | 20,917 SF |
| 16. Mathnasium                   | 1,200 SF  |
| 17. America's Best Contacts      | 3,000 SF  |
| 18. Verizon                      | 2,010 SF  |
| 19. Postal Annex                 | 1,035 SF  |
| 20. GNC                          | 1,200 SF  |
| 21. NYC Bagel & Coffee           | 1,755 SF  |
| 22. Chili's                      | 5,933 SF  |
| 23. Texas Roadhouse              | 7,135 SF  |

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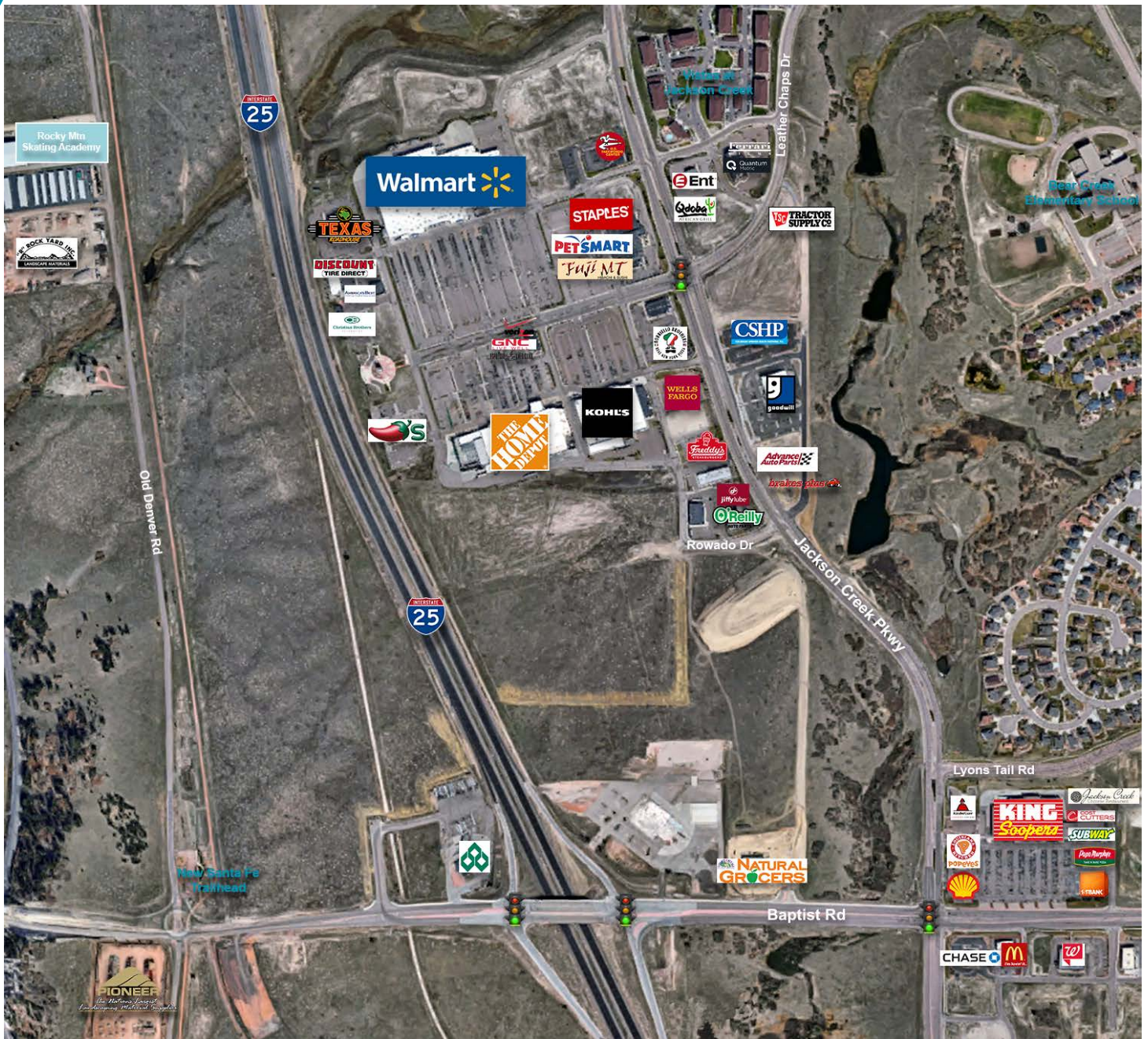
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### NEIGHBORHOOD RETAIL MAP



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