

MONUMENT PLAZA

481 HIGHWAY 105 MONUMENT, CO



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

Retail / For Lease

YOUR SIGN HERE

FINANCIAL CENTER SPACE AVAILABLE

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**WE ARE
THE CENTER
OF RETAIL**

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BUILDING SIZE

27,894 SF

LOT SIZE

3.6 AC

PARKING

4/1,000 RSF (111 Spaces)

Y.O.C.

1984

ZONING

C-1 (Monument)

LEASE RATE

\$16.00-\$18.00 PSF NNN

NNN EXPENSES

\$7.00 (2019 est.)

BUILDING SIZE

SUITE 201 - 850 RSF

SUITE 214 - 2,500 RSF

SUITE I - 1,050 RSF

SUITE J 1,050 RSF

NEIGHBORING TENANTS

Domino's Pizza, Horseshoe Donuts, Broken Bones Barbecue, American Family Insurance, RoadStar Academy, Live Now, Game City, TK Nails, Dirty Dogs Grooming, Inconceivable Toys and Games, Rocky Mountain Barbershop, Beads & Needs, Chief Vapor, Columbine Gardens



NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile 4,388

3 Miles 21,322

5 Miles 34,532



AVERAGE HOUSEHOLD INCOME

\$108,252

\$135,018

\$137,285



PROJECTED GROWTH 2019 TO 2023

11.35%

8.29%

7.22%



TRAFFIC COUNT

19,000 v.p.d.

Hwy 105

20,000 v.p.d.

Hwy 105 & I-25

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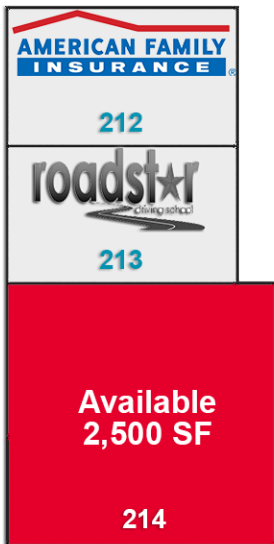
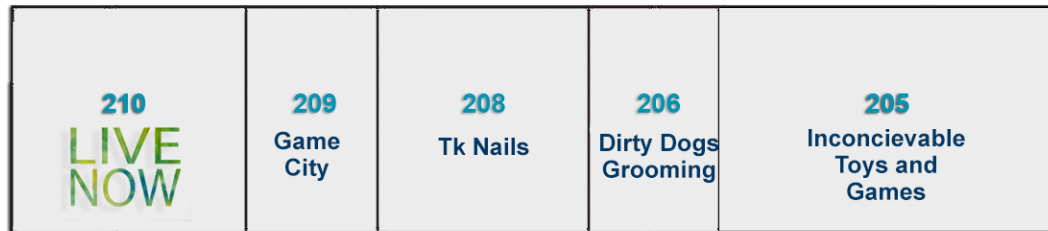
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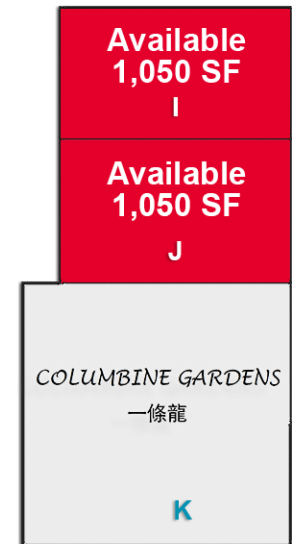
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SITE PLAN



← Financial Center



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