

MONUMENT PLAZA

481 HIGHWAY 105 MONUMENT, CO



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

Retail / For Lease



A photograph of the Monument Plaza shopping center. In the foreground, a building has large red letters spelling out "YOUR SIGN HERE". To the right, there's a long, single-story building with several storefronts, including "CREATIONS DONUTS", "LIBERTY TIRE", and "DOMINO'S PIZZA". A parking lot in front of the building is mostly empty, with a few cars parked. The sky is blue with some white clouds. A "DO NOT ENTER" sign is visible on the left side of the image. The overall image has a teal border at the top and bottom.

YOUR SIGN HERE

FINANCIAL CENTER SPACE AVAILABLE

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WE ARE
THE CENTER
OF RETAIL

MONUMENT PLAZA

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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

AVERAGE HOUSEHOLD INCOME

PROJECTED GROWTH 2019 TO 2023



TRAFFIC COUNT

19,000 v.p.d.

Hwy 105

20,000 v.p.d.

Hwy 105 & I-25

3 Miles

5 Miles

\$108,252

\$135,018

\$137,285

11.35%

8.29%

7.22%

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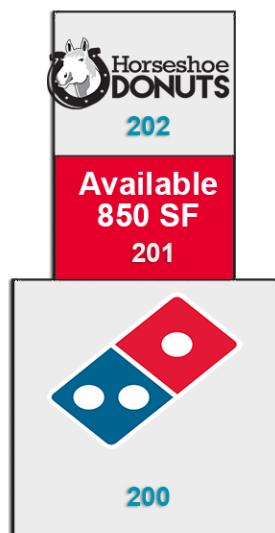
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SITE PLAN



← Financial Center



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