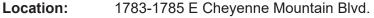


Shops at Cheyenne Mountain Center

Shadow Anchored by Target Supercenter For Sale / Investment Opportunity



Colorado Springs, CO 80906 Southeast Corner of Lake Ave & Cheyenne Mountain Blvd

Building Size: 7,742 SF

Year Built: 2001

Available: 100% LEASED Sale Price: \$2,939,168

Cap Rate: 6.25%

5% OWNER CARRY WITH 30% DOWN

Contact Broker for Additional Information

Zoning: PBC (Planned Business Center)

Traffic Count: I-25 and S Circle Drive 51,920

VPD (2022 Est.)

Lake Avenue and E. Cheyenne Road

48,609 VPD (2022 Est.)

Lake Avenue and Rand Ave W 48,083

VPD (2022 Est.)



CHASEO

Demographics			
	1 Mile	3 Mile	5 Mile
Population			
2022 Est. Population	7,778	98,382	230,753
Households			
2022 Est. Avg. HH Income	\$62,030	\$69,630	\$71,808
Source: 2023 CoStar Group, All Rights Reserved			





Shops at Cheyenne Mountain Center

www.krattcommercialproperties.com

