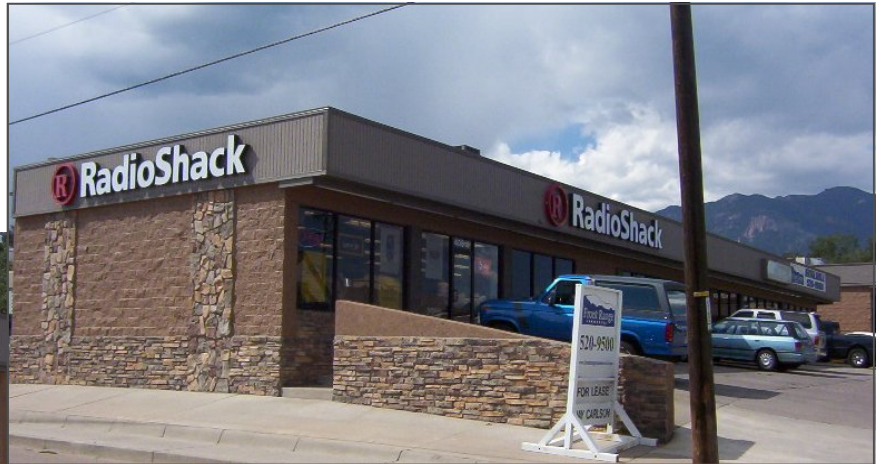




www.fronrangecommercial.com

# Retail Space For Lease

The Shops on 8th  
Colorado Springs, CO



**Location:** 402 - 410 South 8th Street  
Colorado Springs, CO 80905

**\*FREE RENT INCENTIVES\***

**Rent:** \$7.00/sf, NNN  
**NNN:** \$3.00/sf

**Availability:**  
Unit 410B - 849 sf  
Unit 410C - 865 sf  
Unit 410D - 865 sf  
Unit 410E - 1,014 sf

**Population:**  
one mile 7,822  
three miles 76,944  
five miles 188,124

**Zoning:** C-6

## Highlights:

- Join RadioShack and Captain D's at this great location.



- Near many national retailers including Super Wal-Mart, Office Depot, Hobby Lobby, and McDonald's.

**CONTACT:**  
**Jay Carlson**  
719.520.9500  
carlson@fronrangecommercial.com  
**Bob Nolette**  
719.520.9500  
bnolette@fronrangecommercial.com



105 East Moreno Avenue, Second Floor, Colorado Springs, CO 80903 Ph 719.520.9500 Fx 719.520.1043

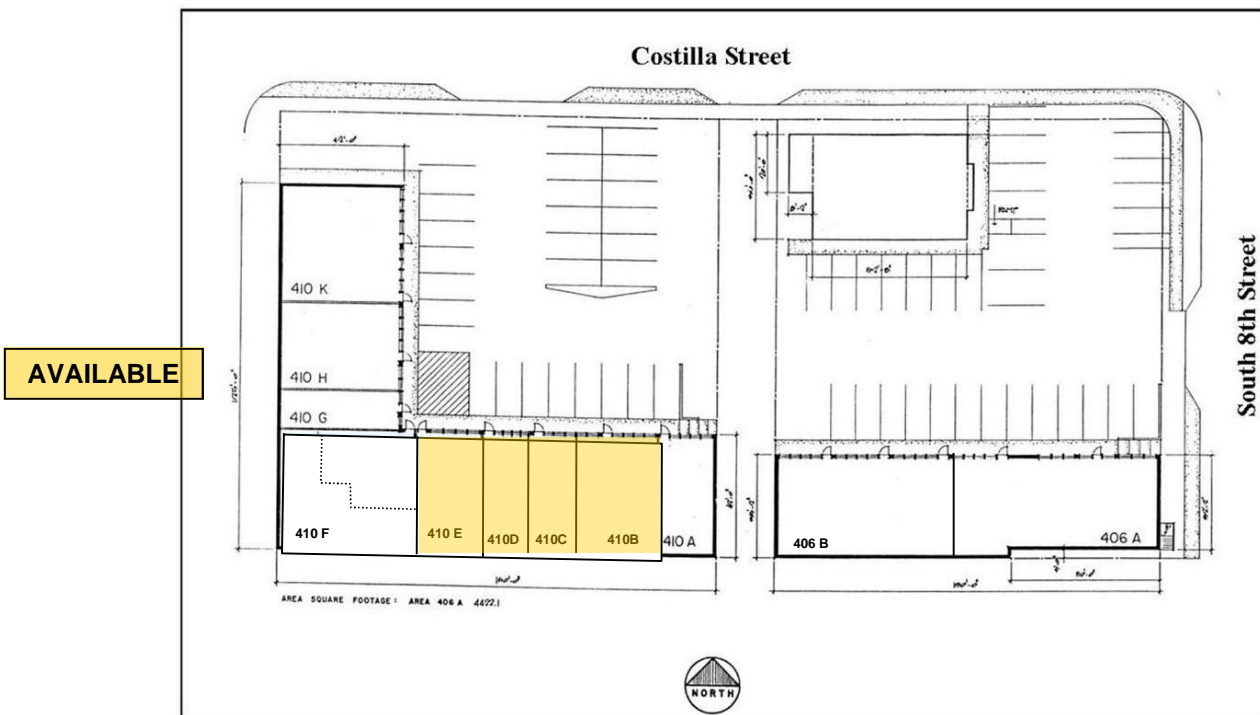
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice.  
USERS OF THIS INFORMATION SHOULD BE CAREFUL TO VERIFY EVERY ITEM OF INFORMATION CONTAINED HEREIN.

# The Shops on 8th

## Aerial Map



## Site Plan



FRONT RANGE COMMERCIAL

105 East Moreno Avenue, Second Floor, Colorado Springs, CO 80903 Ph 719.520.9500 Fx 719.520.1043