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Shadow Anchor Shopping Center For Sale

Chelton Center
Colorado Springs, CO



LOCATION: 1930-2070 South Academy Boulevard
Colorado Springs, CO 80916

TOTAL SQUARE FOOTAGE: 67,987 sq. ft.

Retail Square Footage: 34,987 sq. ft.

Warehouse Square Footage: 30,000 sq. ft.

VACANCY: 8%

NNN: \$3.69/SF

ZONING: PBC—Retail

CONSTRUCTION: Wood frame and stucco

YEAR OF CONSTRUCTION: 1984

ANCHORED BY: Big Lots (26,000 sq. ft.)

NOI: \$349,579.00

CAPITALIZATION RATE: 10.5%

SALE PRICE: \$3,320,000.00

JOIN:

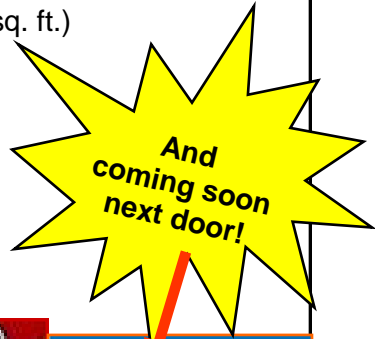
HIGHLIGHTS:

- Busy shopping center at the southwest corner of Academy Boulevard and Chelton Road.
- Lower level space faces Delta Drive and is suitable for retail or warehouse, overhead dock doors.
- Located 1/2 block from new Walmart Express.

CONTACT:

JAY CARLSON
719.520.9500

carlson@fronrangecommercial.com



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

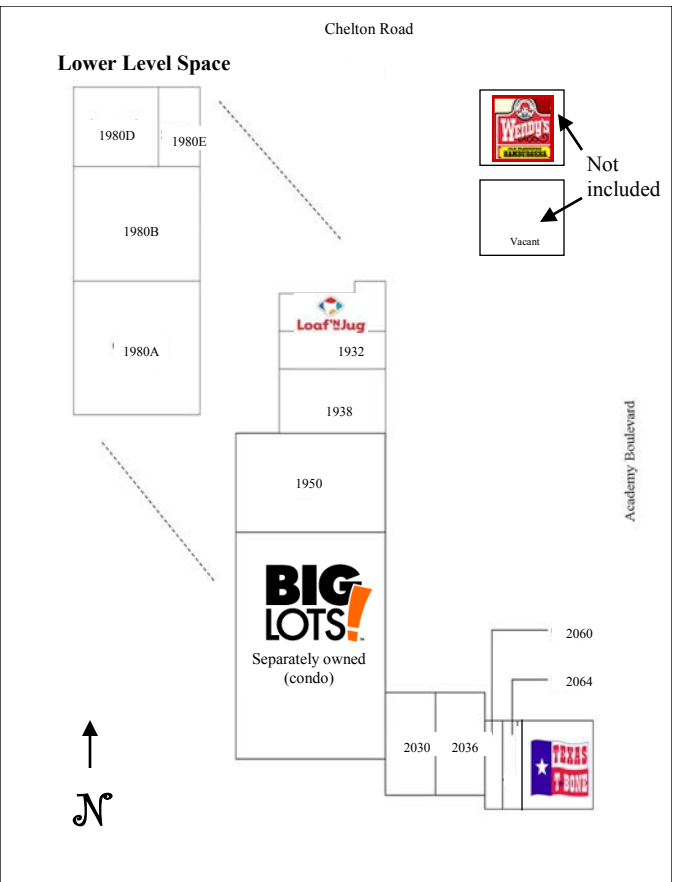
Fx 719.520.1043

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Chelton Center Aerial



Site Plan



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