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# Prime Retail Space For Lease

Powers & Palmer Park Boulevards  
Colorado Springs, Colorado

### LOCATION:

Northeast corner of Powers Blvd. and Palmer Park Blvd.

### FEATURES:

- 30,000 sq. ft. Retail Center
- Join Wendy's and Golden Corral on site
- Prime Location for retail users
- Kmart, WalMart at this intersection

### LEASE RATES:

\$21.00/sq. ft. NNN

### ZONING:

PBP-County Commercial

### TRAFFIC COUNT:

Powers Blvd.: 57,841/per day  
 Palmer Park: 23,594/per day  
**Total: 81,435/per day**

### POPULATION (2004 ESTIMATE):

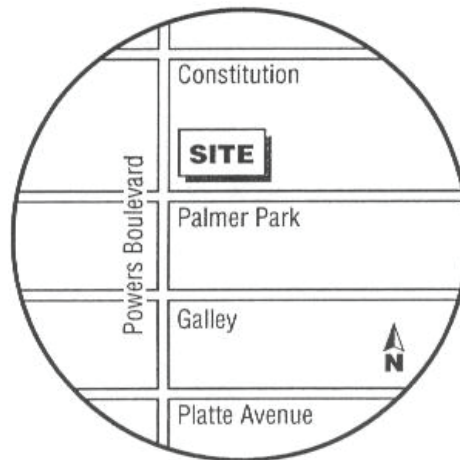
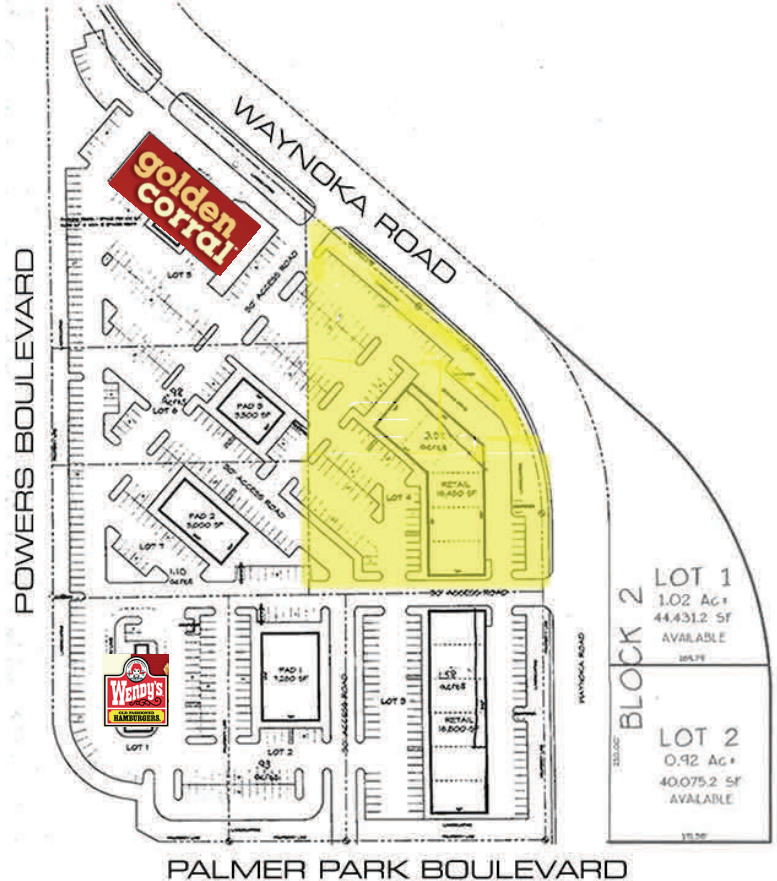
One mile: 9,055  
 Three miles: 84,523  
 Five miles: 201,310

### AVG. HOUSEHOLD INCOME:

One mile: \$62,550  
 Three miles: \$55,470  
 Five miles: \$54,544

### CONTACT:

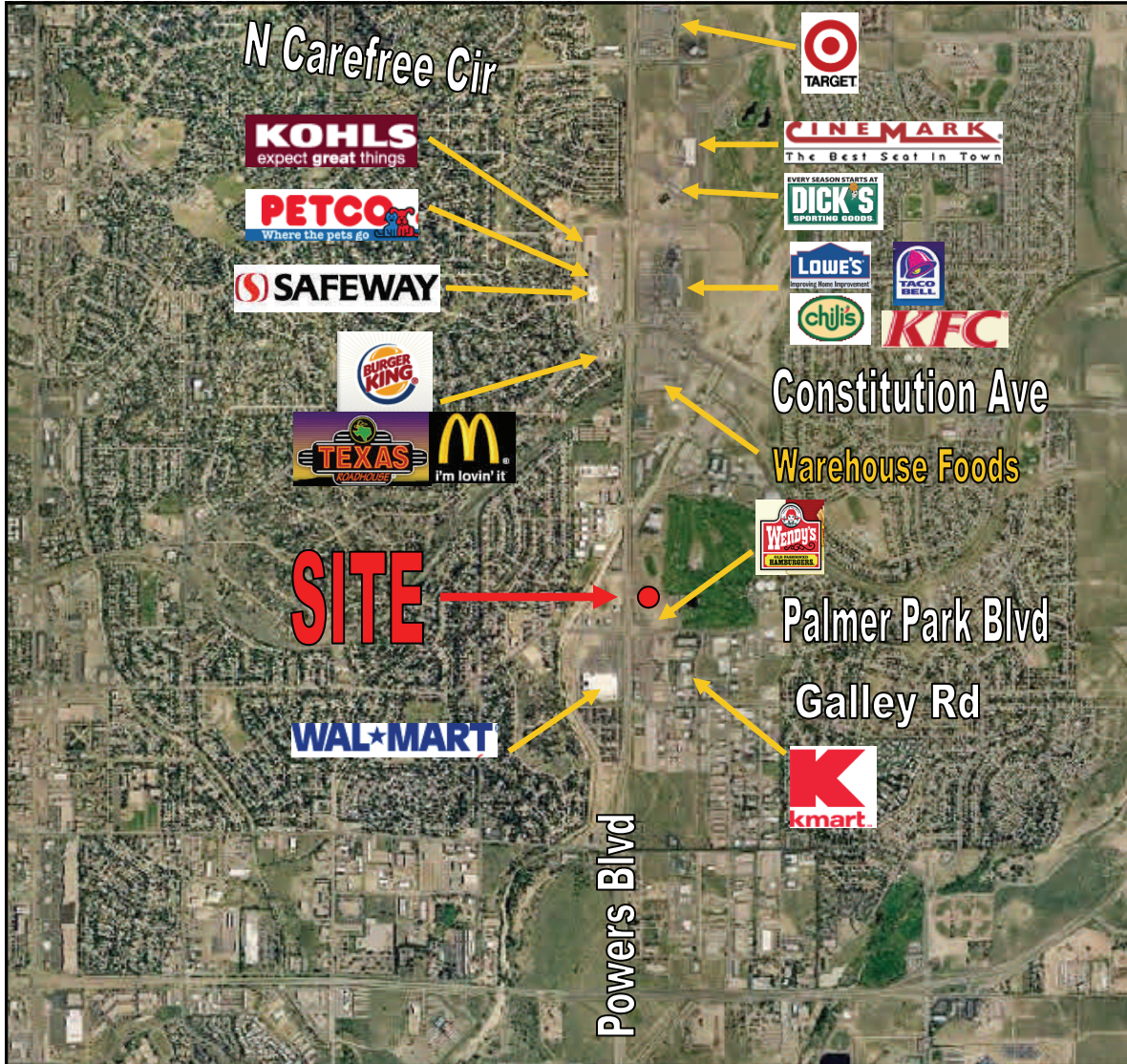
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# Powers and Palmer Park Aerial Map



## Rendering



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