

FOR LEASE

7095 Lexington Drive
Colorado Springs, CO 80920

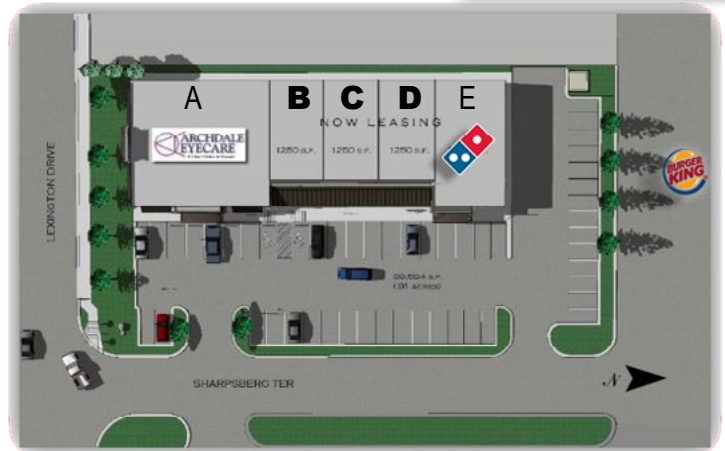
CORE
COMMERCIAL

RETAIL



SHOPPING CENTER FEATURES

BUILDING SIZE	10,035 RSF
AVAILABLE SPACE	Unit B: 1,260 RSF Unit C: 1,260 RSF Unit D: 1,260 RSF
LEASE RATE NNN	\$22.00/RSF NNN
OPERATING EXPENSES	\$6.50 PSF (2016 est.)



PROPERTY FEATURES:

Wonderful opportunity in the heart of the Powers Corridor. Just off of Woodmen Road - this primary east/west thoroughfare has strong traffic counts and is densely populated. This property is surrounded by strong retailers. In addition, there is a daytime employee population of 42,000+.



For more information, please contact:

Greg Kaufman, Principal
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www.COREcommbc.com

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EXCELLENT FOR:

- Physical Therapy Center
- Flooring Store
- Salon & Spa
- Cosmetic Surgery Center
- Real Estate Office
- Mortgage Specialist
- Bank

Demographics

	1 Mile	3 Miles	5 Miles
Est. 2014 Population	15,280	103,748	197,442
Avg. HH Income	\$85,056	\$88,663	\$83,440

Traffic Counts

Woodmen and Lexington	42,293 vpd
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