# FLYING HORSE | SWC NORTH GATE BLVD & HWY 83 | COLORADO SPRINGS, CO

## Projected Opening Q1 2025

**ACRES:**
±20.82

**SQUARE FEET:**
±123,000

**ZONING:**
COMMERCIAL

**ADDRESS:**
SWC Northgate Blvd & Highway 83Colorado Springs, Colorado

**SUMMARY:**
This grocery anchored neighborhood center is in the heart of the Flying Horse luxury community located in the rapidly growing city of Colorado Springs, Co. Situated on the corner of North Gate Blvd and Highway 83 this intersection boasts an average daily traffic count of nearly 55,000 VPD. The center's five mile trade contains a population of nearly 70,000 with an average household income of over $150,000 per year.

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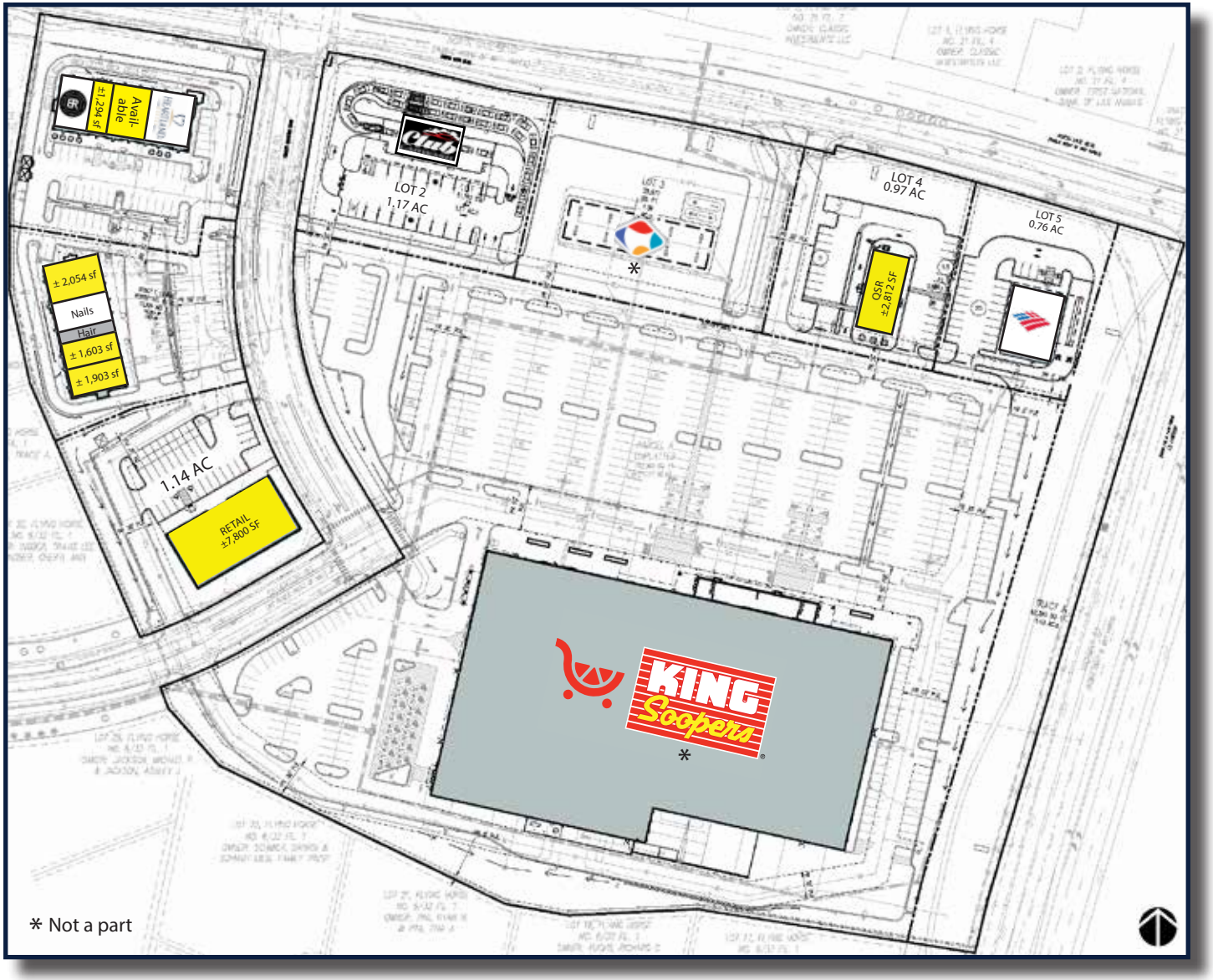
# FLYING HORSE | SITE PLAN




SIGNED LEASE

AT LOI/LEASE

AVAILABLE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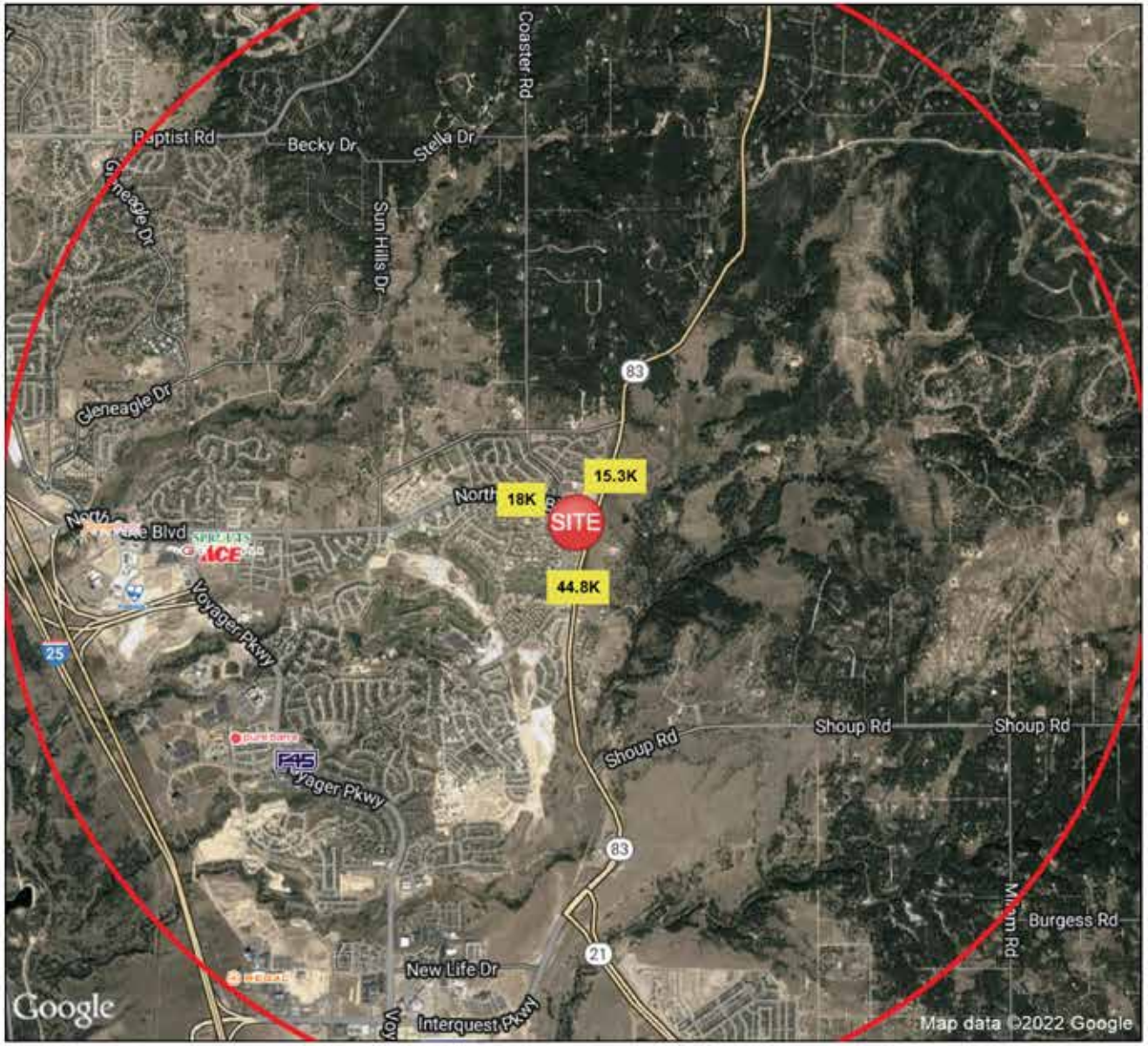
# FLYING HORSE | MAPS





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# FLYING HORSE | DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING

$3,437
Apparel & Services

$402
Computers & Hardware

$5,876
Eating Out

$10,082
Groceries

$11,087
Health Care

## INCOME

$136,234
Median Household Income

$61,772
Per Capita Income

$590,435
Median Net Worth

## KEY FACTS

68,923
Population

38.7
Median Age

24,486
Households

$106,808
Median Disposable Income

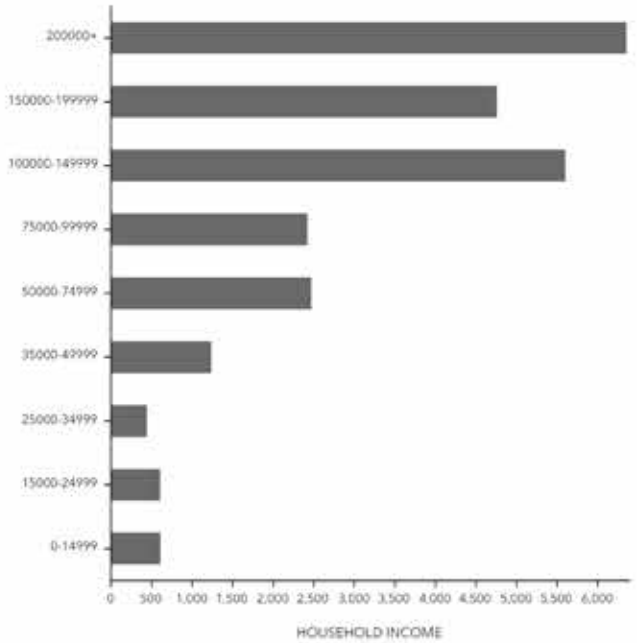
## EDUCATION

2%
No High School Diploma

10%
High School Graduate

24%
Some College

65%
Bachelor's/Grad/Prof Degree




## Tapestry Segments

| | | |
|---|---|---|
| 1B Professional Pride<br>9,626 households | 39.3%<br>of Households | |
| 1C Boomburbs<br>8,876 households | 36.2%<br>of Households | |
| 1D Savvy Suburbanites<br>4,050 households | 16.5%<br>of Households | |

## Average Household Size

for this area

**2.81** which is more than the average for United States

| Area | Value | 0.00 — 4.00 |
|---|---|---|
| **This area** | **2.81** | |
| El Paso County | 2.60 | |
| United States | 2.53 | |
| Colorado | 2.49 | |

## EMPLOYMENT

81%
White Collar

10%
Blue Collar

9%
Services

2.5%
Unemployment Rate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