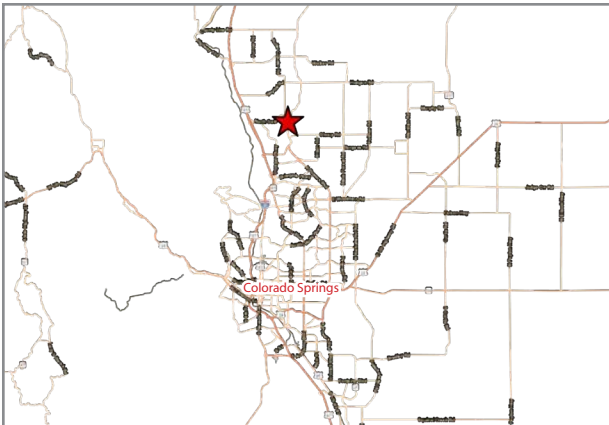


MARKETPLACE AT FLYING HORSE | SWC NORTH GATE BLVD & HWY 83 | COLORADO SPRINGS, CO



ADDRESS:

SWC Northgate Blvd & Highway 83 Colorado Springs, Colorado

SUMMARY:

- Grocery-anchored neighborhood center located in the heart of the Flying Horse luxury community in Colorado Springs, CO.
- Positioned at the high-traffic intersection of North Gate Blvd and Highway 83.
- Intersection sees nearly 55,000 vehicles per day (VPD).
- Five-mile trade area includes a population of approximately 70,000 residents.
- Average household income in the area exceeds \$150,000 per year.



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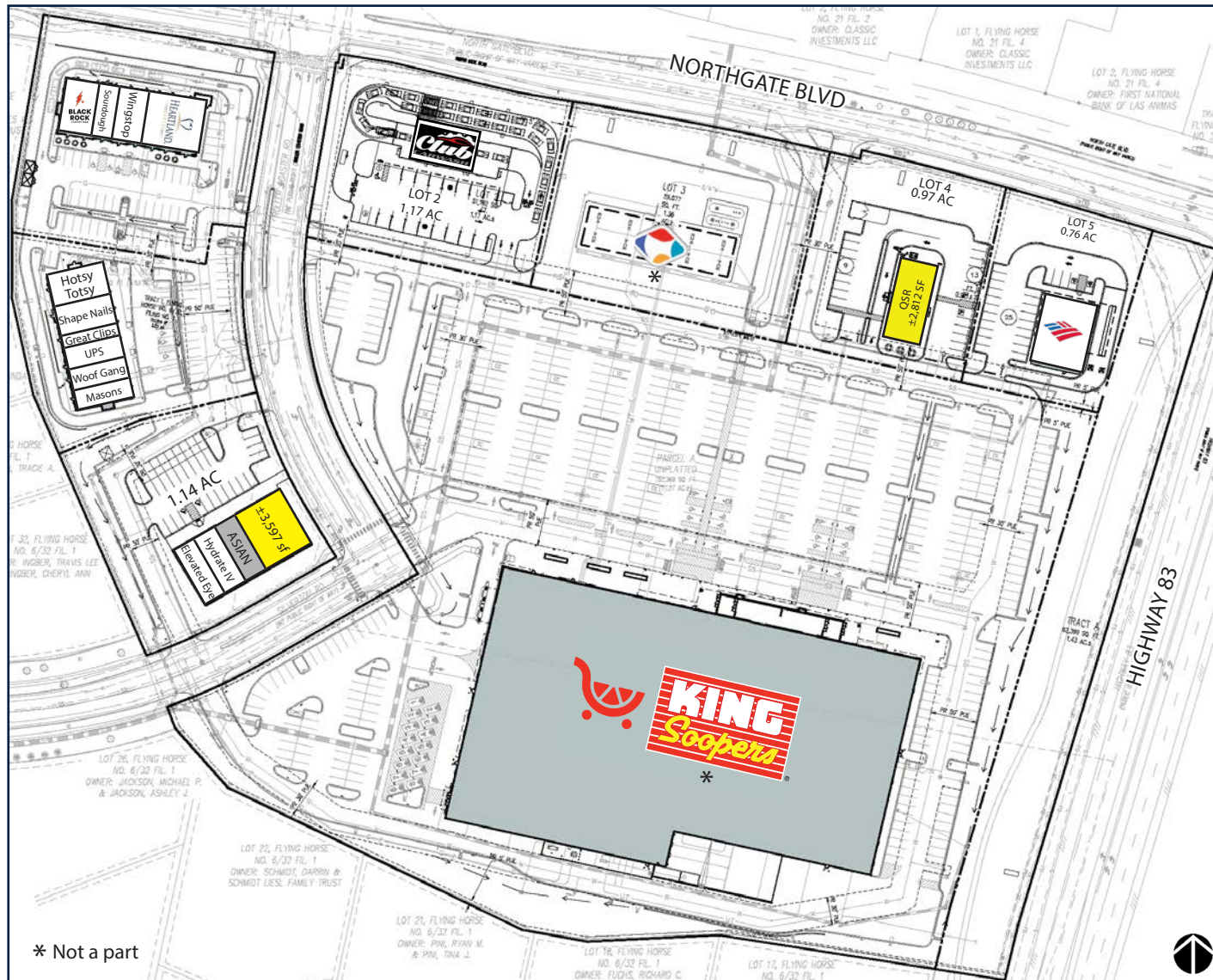
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www.BarclayGroup.com
Leasing: 602.224.4166

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kwalrod@barclaygroup.com

Matthew Archer
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602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

MARKETPLACE AT FLYING HORSE | SITE PLAN



ACRES:
±20.82

SQUARE FEET:
±123,000

ZONING:
COMMERCIAL



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MARKETPLACE AT FLYING HORSE | SHOPS A

SIGNED LEASE

AT LOI/LEASE

AVAILABLE



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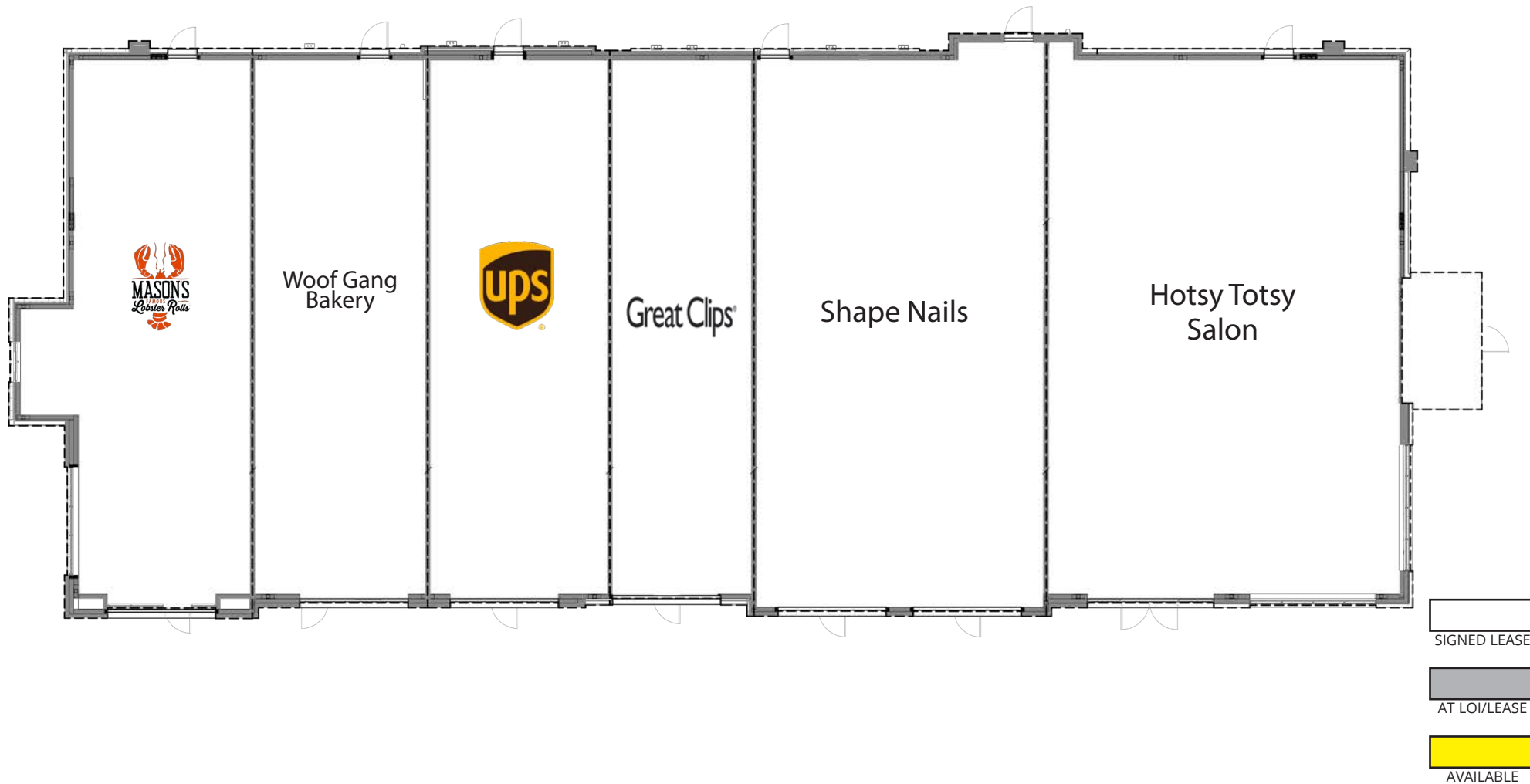
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MARKETPLACE AT FLYING HORSE | SHOPS B



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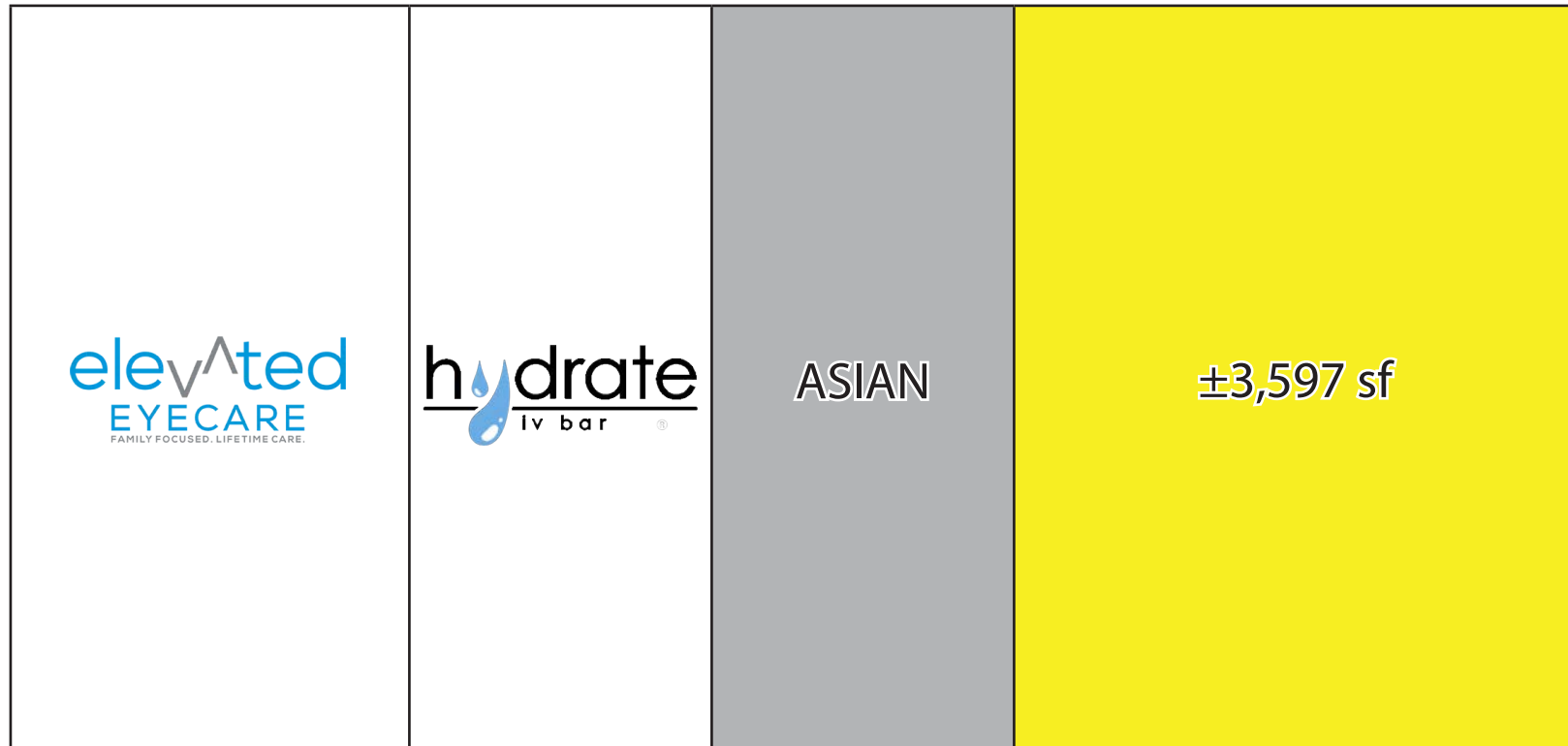
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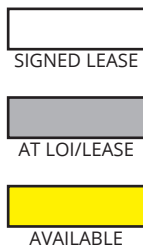
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MARKETPLACE AT FLYING HORSE | SHOPS C



CONCEPTUAL SITE PLAN



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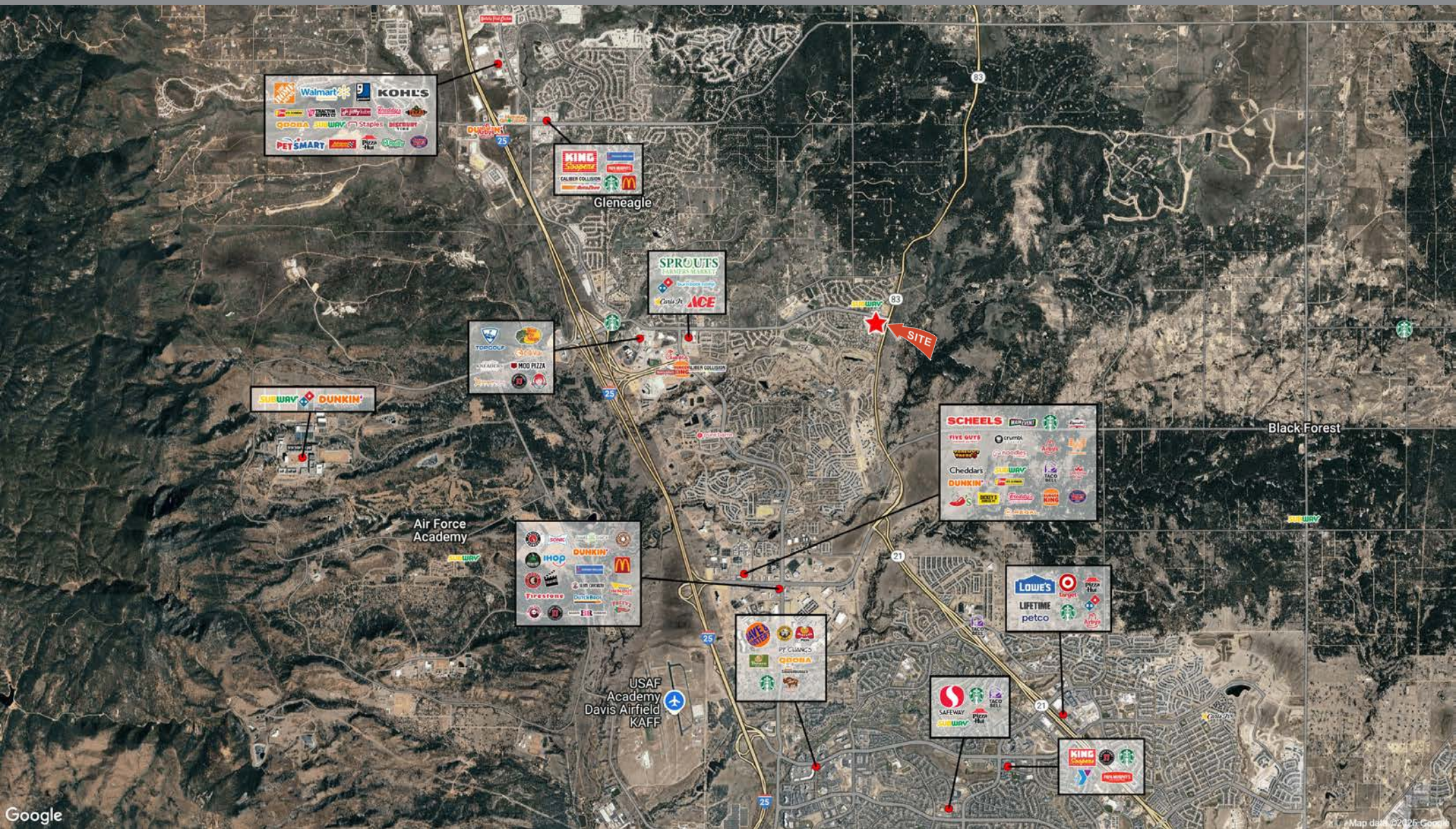
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MARKETPLACE AT FLYING HORSE | AERIAL



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MARKETPLACE AT FLYING HORSE | DEMOGRAPHICS (3-MILES)

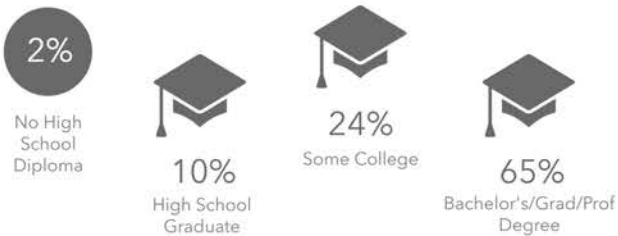
ANNUAL HOUSEHOLD SPENDING



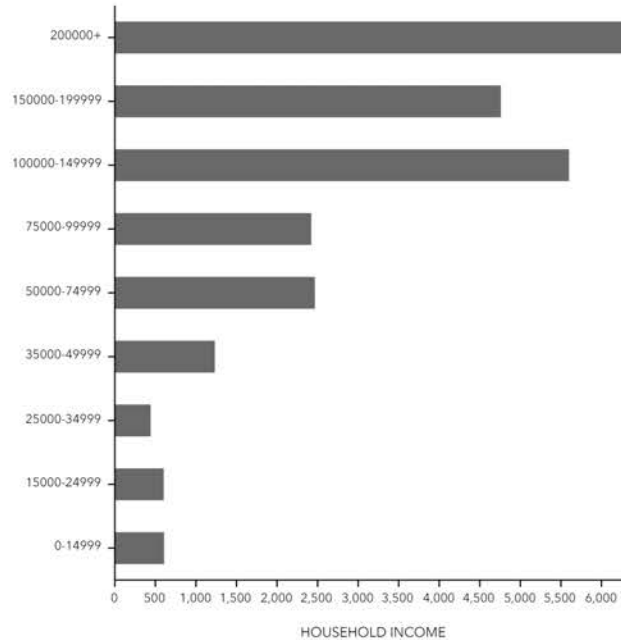
KEY FACTS



EDUCATION



INCOME



Tapestry Segments



Average Household Size

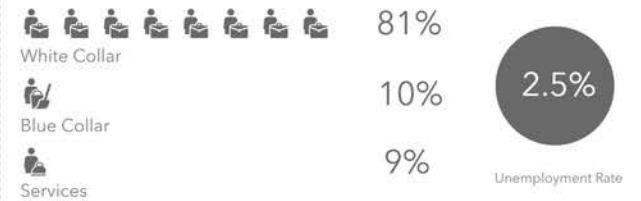
for this area

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



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