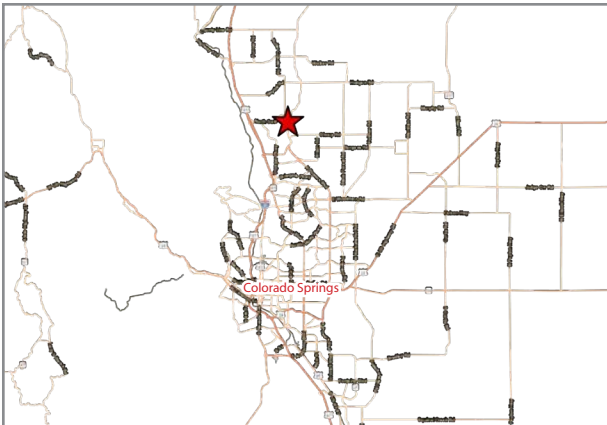


# MARKETPLACE AT FLYING HORSE | SWC NORTH GATE BLVD & HWY 83 | COLORADO SPRINGS, CO



## 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 over 30,000 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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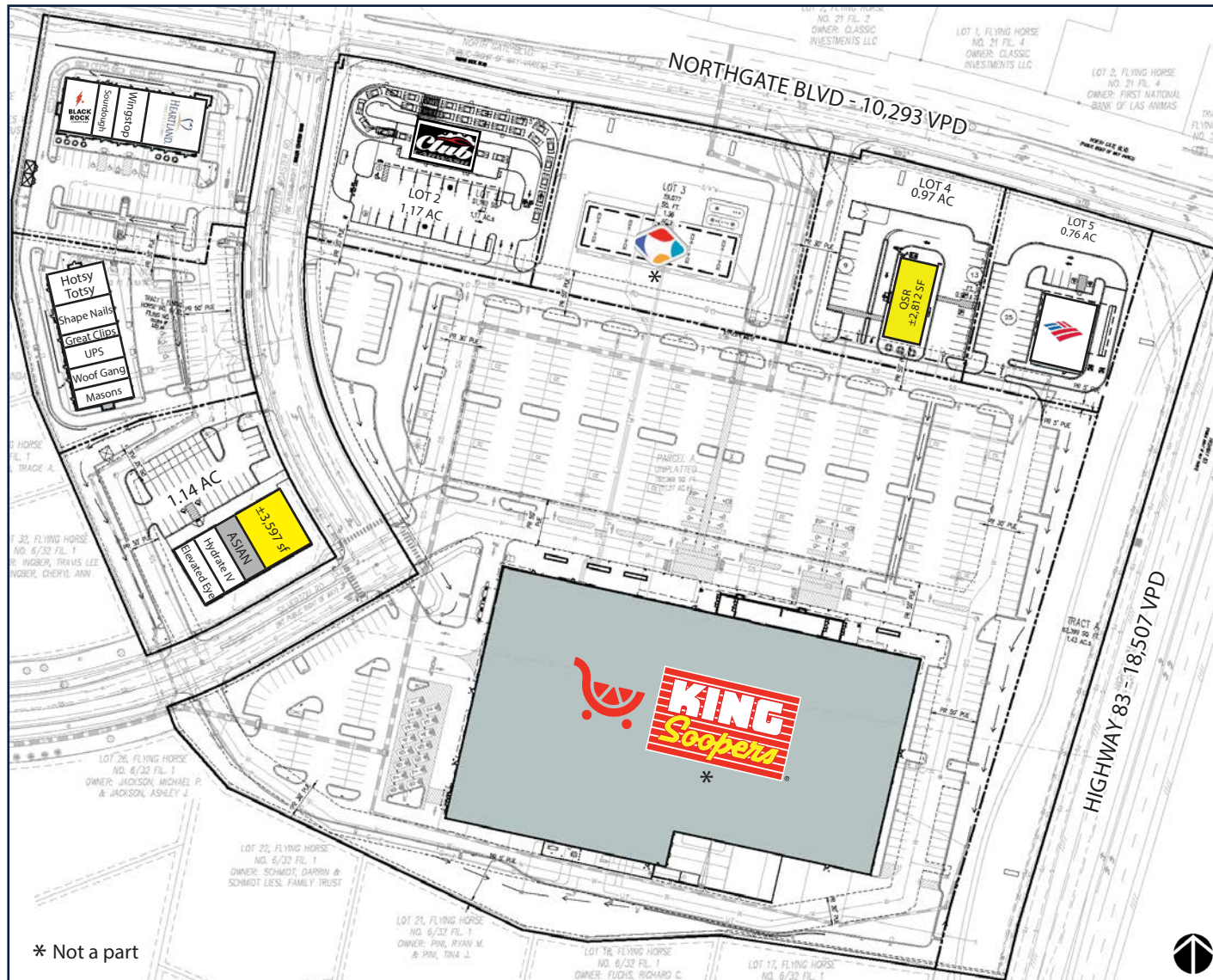
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# MARKETPLACE AT FLYING HORSE | SITE PLAN



**ACRES:**  
±20.82

**SQUARE FEET:**  
±123,000

**ZONING:**  
COMMERCIAL



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# MARKETPLACE AT FLYING HORSE | SHOPS A

BAY DEPTH: 70'

SIGNED LEASE

AT LOI/LEASE

AVAILABLE



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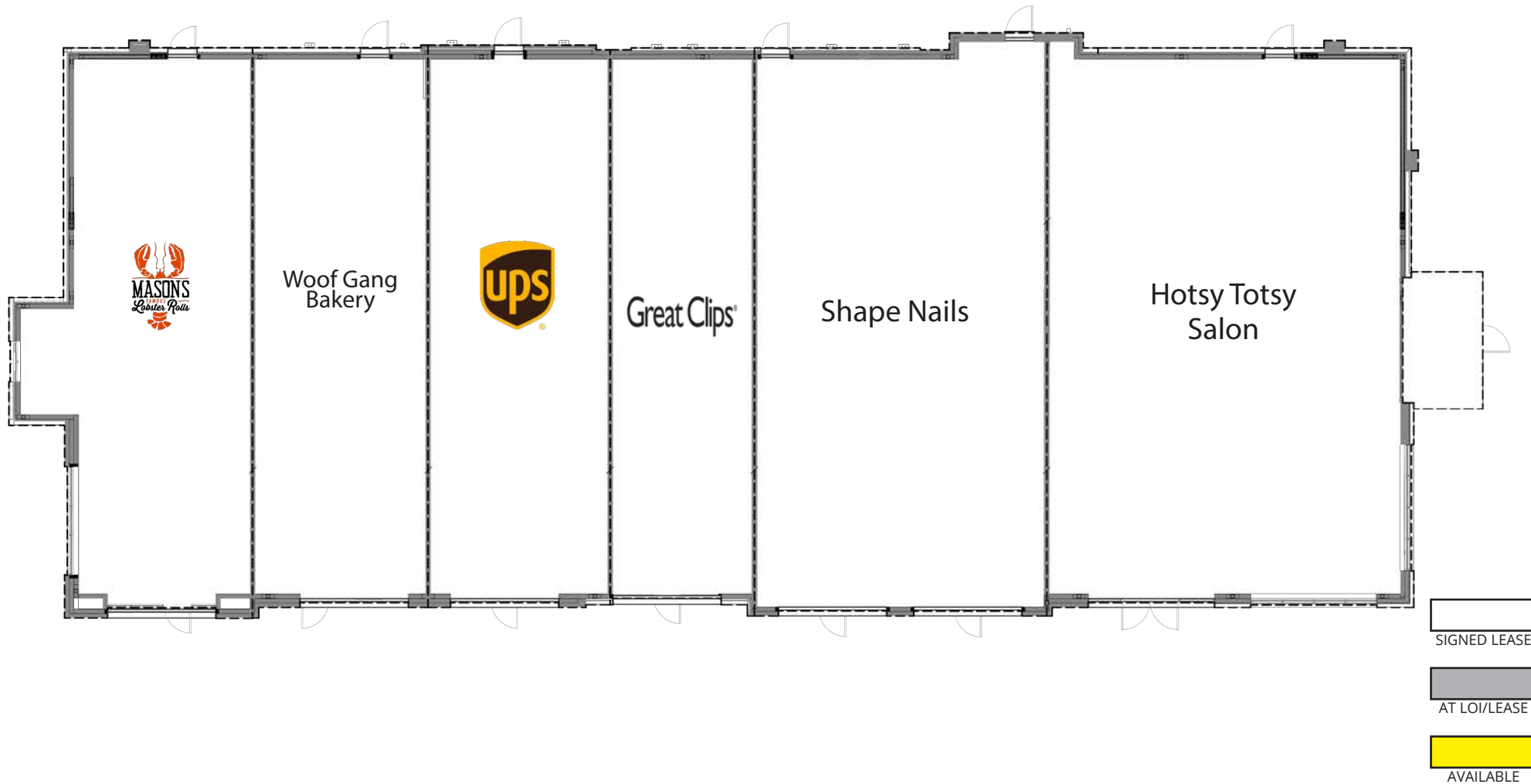
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# MARKETPLACE AT FLYING HORSE | SHOPS B

BAY DEPTH: 70'



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# MARKETPLACE AT FLYING HORSE | SHOPS C

BAY DEPTH: 70'



## CONCEPTUAL SITE PLAN



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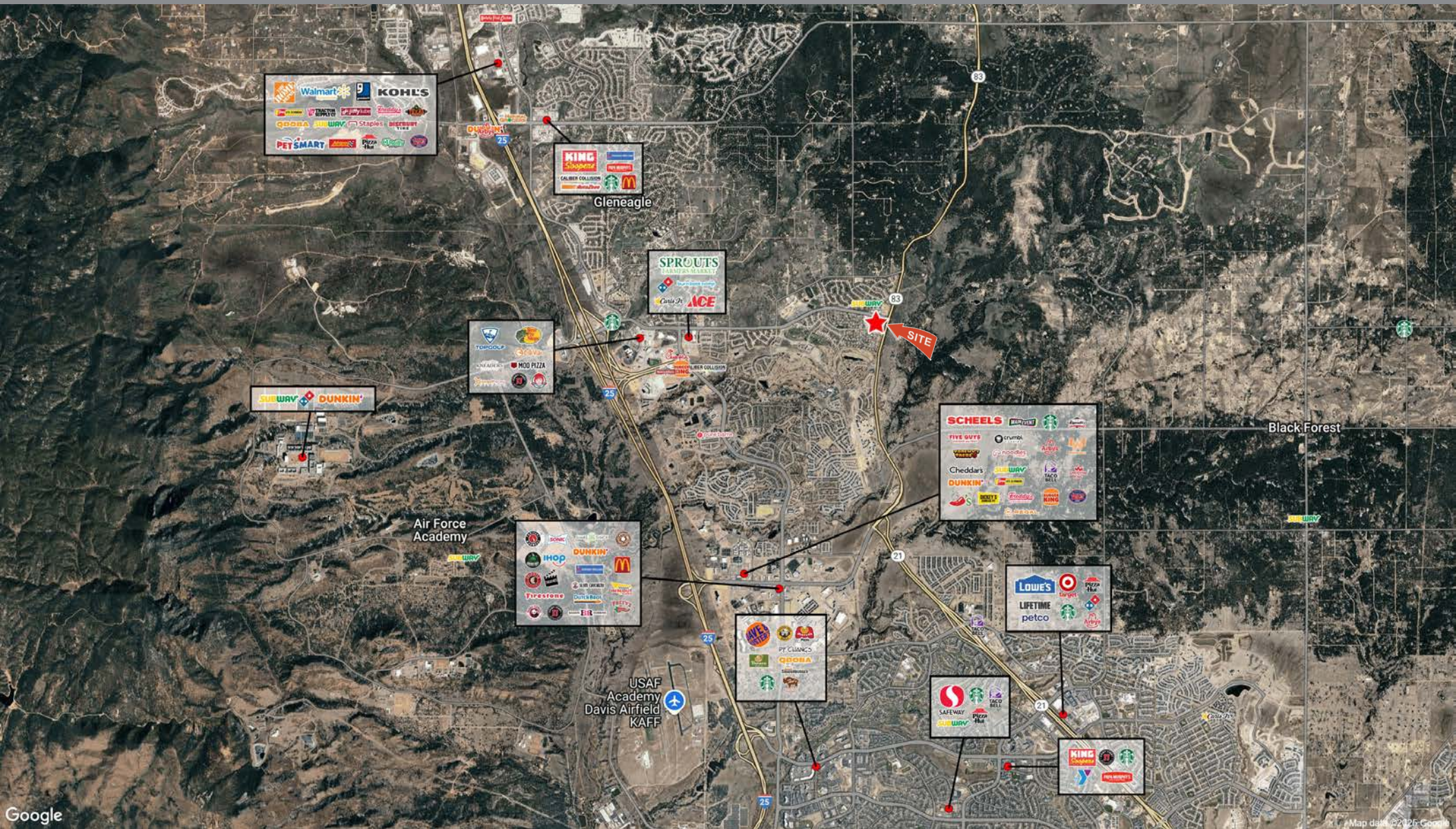
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# MARKETPLACE AT FLYING HORSE | AERIAL



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# MARKETPLACE AT FLYING HORSE | DEMOGRAPHICS (3-MILES)

## ANNUAL HOUSEHOLD SPENDING



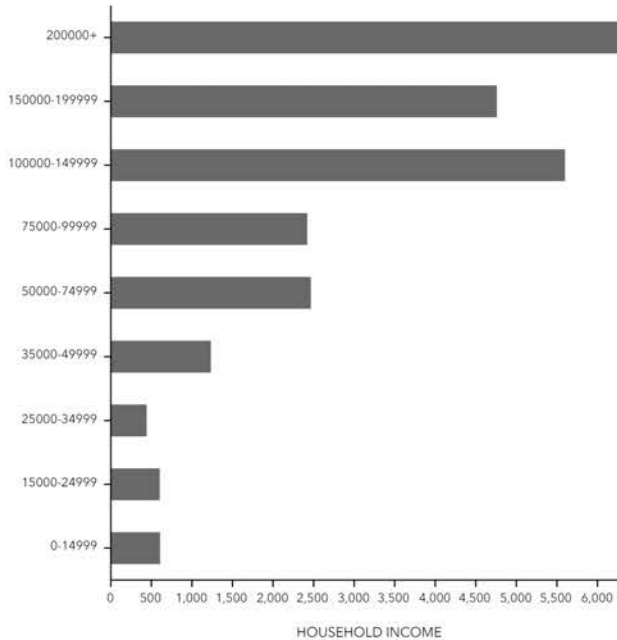
## KEY FACTS



## EDUCATION



## INCOME



## Tapestry Segments



## Average Household Size

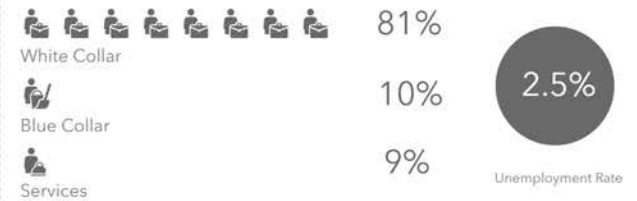
for this area

**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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