

Projected Opening Q1 2024



ACRES:
±20.82

SQUARE FEET:
±123,000

ZONING:
COMMERCIAL

ADDRESS:
SWC NORTH GATE BLVD & HWY 83, COLORADO 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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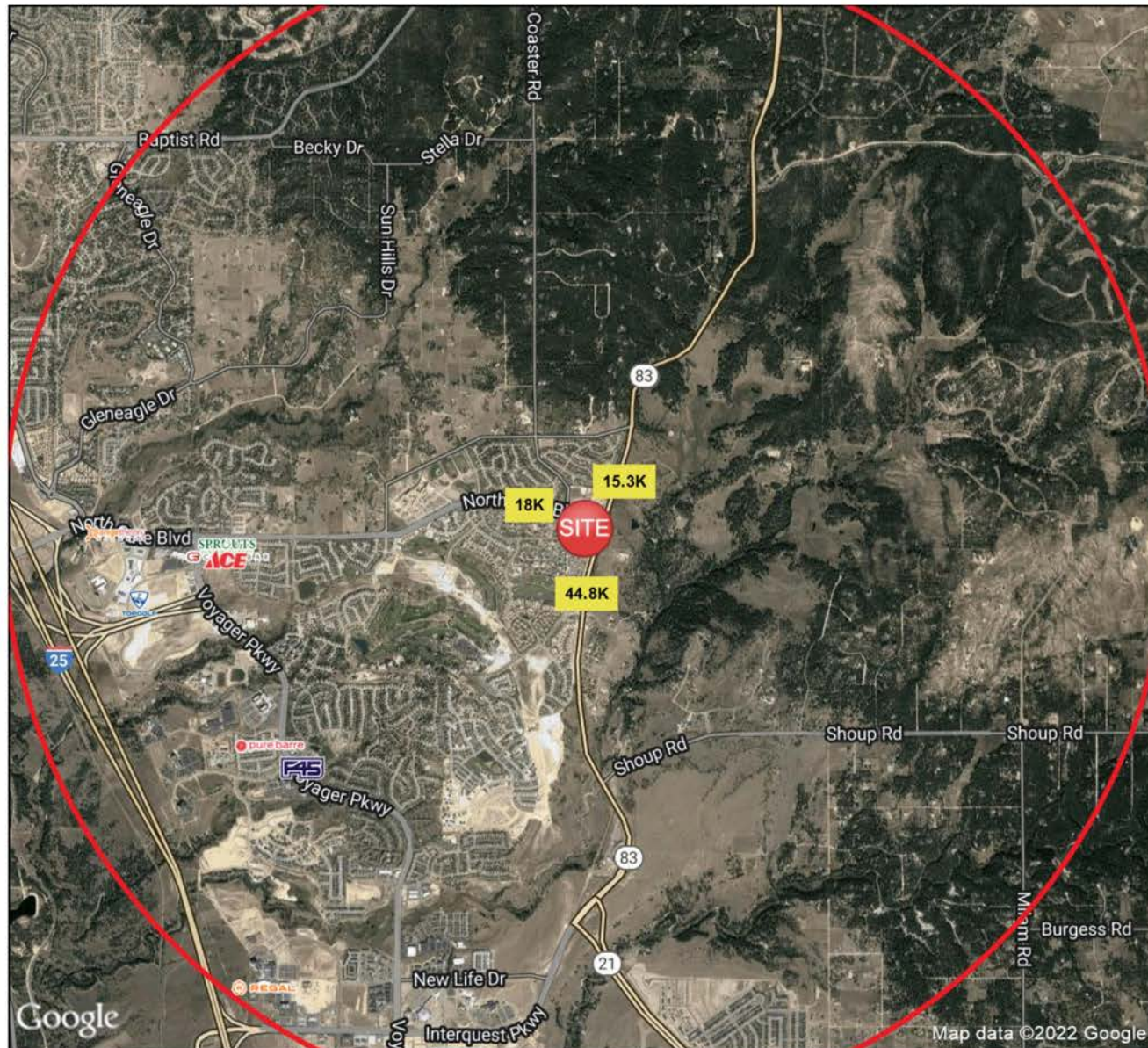
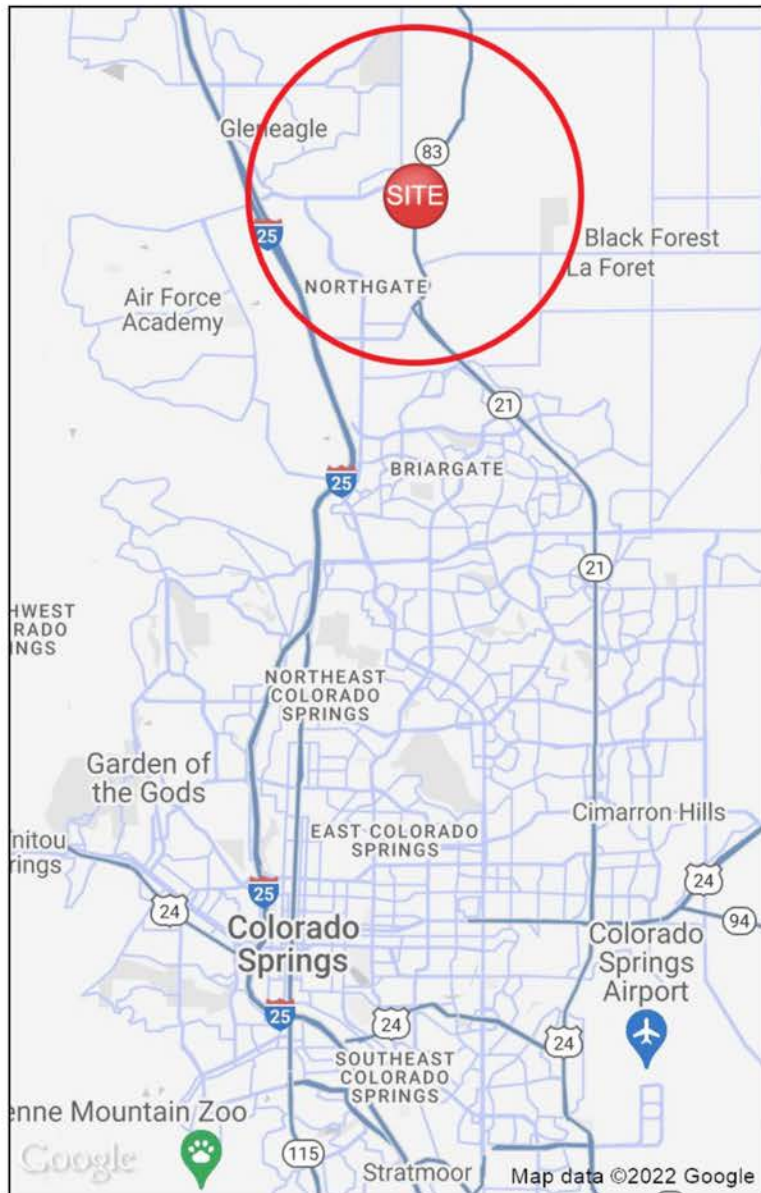
SITE PLAN



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MAPS



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DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



KEY FACTS

75,455

Population

31.8

Median Age



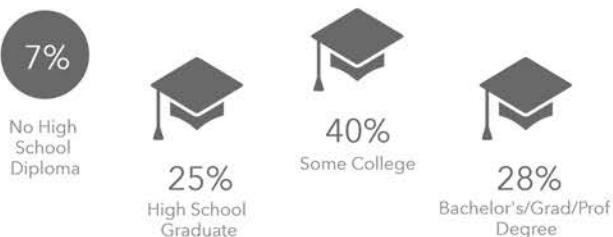
23,668

Households

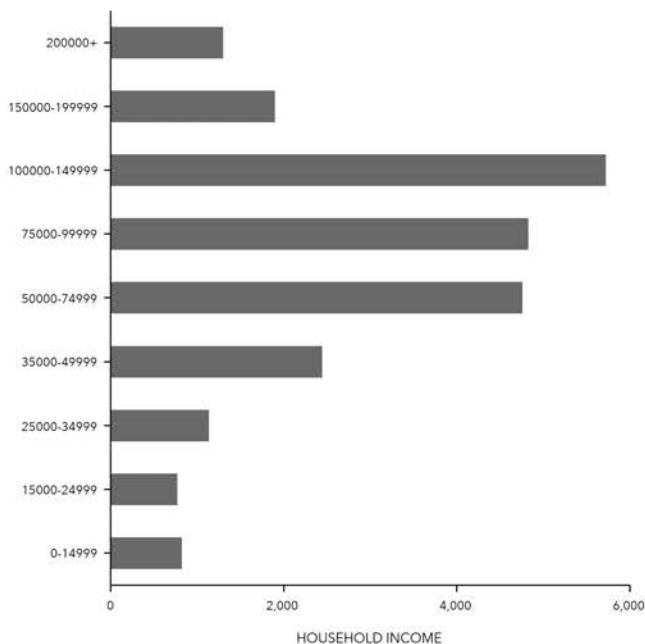
\$65,516

Median Disposable Income

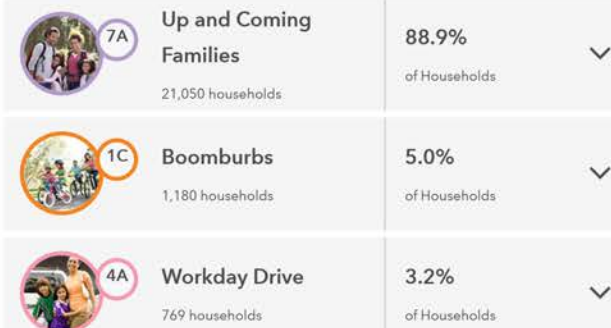
EDUCATION



INCOME



Tapestry Segments



Average Household Size

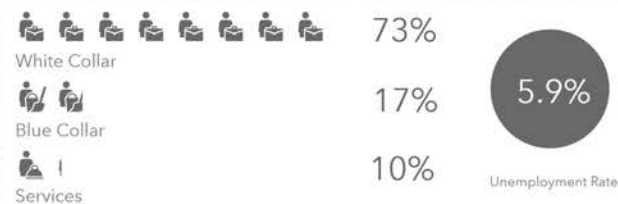
for this area

3.18

which is more than the average for United States

Area	Value	0.00	4.00
This area	3.18	<div></div>	
Maricopa County	2.68	<div></div>	
Arizona	2.63	<div></div>	
United States	2.58	<div></div>	

EMPLOYMENT



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