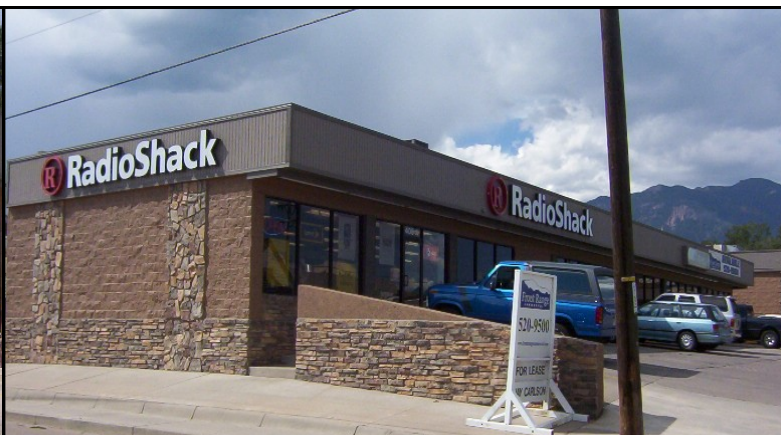


Retail Space – Prime End Cap For Lease

The Shops on 8th
Colorado Springs, CO



Location: 402 - 415 South 8th Street
Colorado Springs, CO 80905

Rent: End Cap \$20.00/sf + \$3.00/sf NNN
Retail \$8.00 - \$10.00 /sf +
\$3.00/sf NNN

Availability:

End Cap	Unit 406A	2,350 sq.ft
Retail	Unit 410K	2,932 sq.ft.
Retail	Unit 410	680 sq.ft.

Population:

one mile	7,822
three miles	76,944
five miles	188,124

Highlights:

- Join Taco Express and Inertia Coffee at this great location.
- Near many national retailers including Super Wal-Mart, Office Depot, Hobby Lobby, and McDonald's.
- New 8th St. and Cimarron intersection is finished with efficient and high traffic flow



CONTACT:

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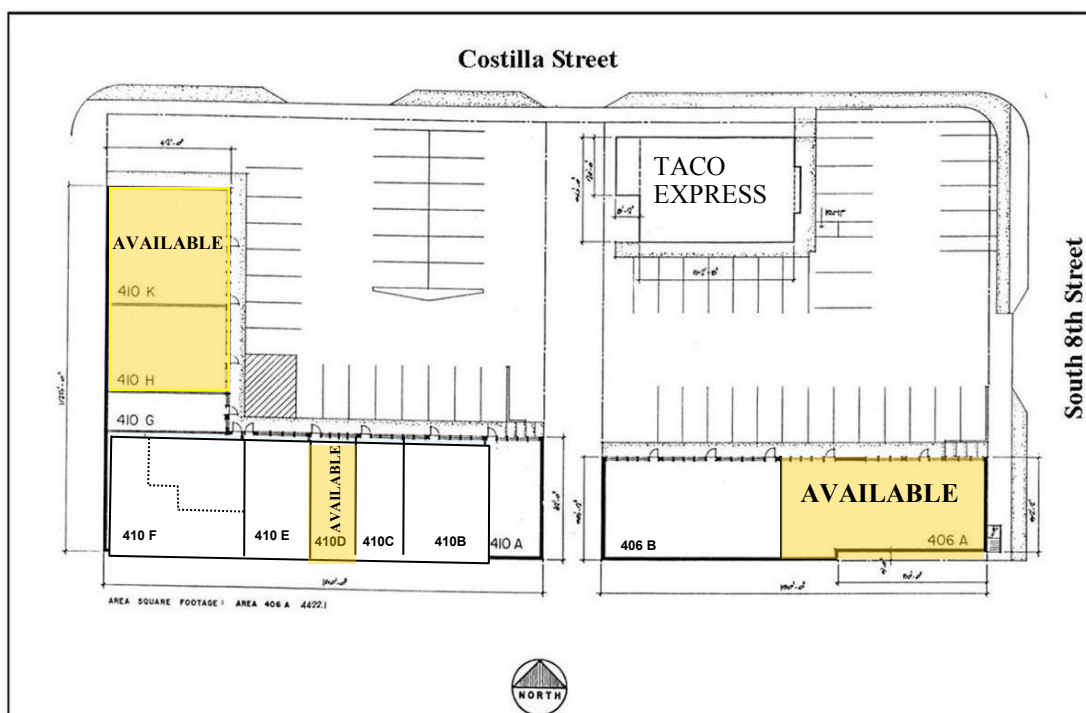
Bob Nolette
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The Shops on 8th

Aerial Map



Site Plan



FRONT RANGE COMMERCIAL

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