

Crossroads at Monument
Lake Woodmoor Dr & Hwy 105
Monument, CO 80132

- Insurance agency
- Physical therapy



BUILDING SPECIFICATIONS

Center Size: 130,066 SF

Zoning: Center

Year Built: New construction

FEATURES:

- Fast-growing, high-demand, high-end demographic and income area
- Approximately 35' of storefront
- Easily accessible to most entrances and exits in and out of Monument, Woodmoor, Palmer Lake and I-25
- Approximately 1 mile from I-25
- Incredible frontage and signage to Hwy 105 and I-25
- Close proximity to Park-and-Ride
- Liberal county zoning
- Brand-new construction
- End cap has hydraulic lift

Prime Retail Space For Lease

\$22.00-\$24.00 PSF, NNN

LEASE INFORMATION (BLDG)

Available: Unit 3 (2,733 SF)
Unit 13 (1,350 SF)

NNN: \$7.36 PSF (est)

NAI Highland, LLC
Commercial Real Estate Services, Worldwide

Two North Cascade Avenue Suite 300
Colorado Springs CO 80903
tel 719 577 0044 fax 719 577 0048
www.highlandcommercial.com

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Pad Site For Sale

\$550,000.00

SALE INFORMATION (LAND)

Available: Lot 3 (40,842 SF)

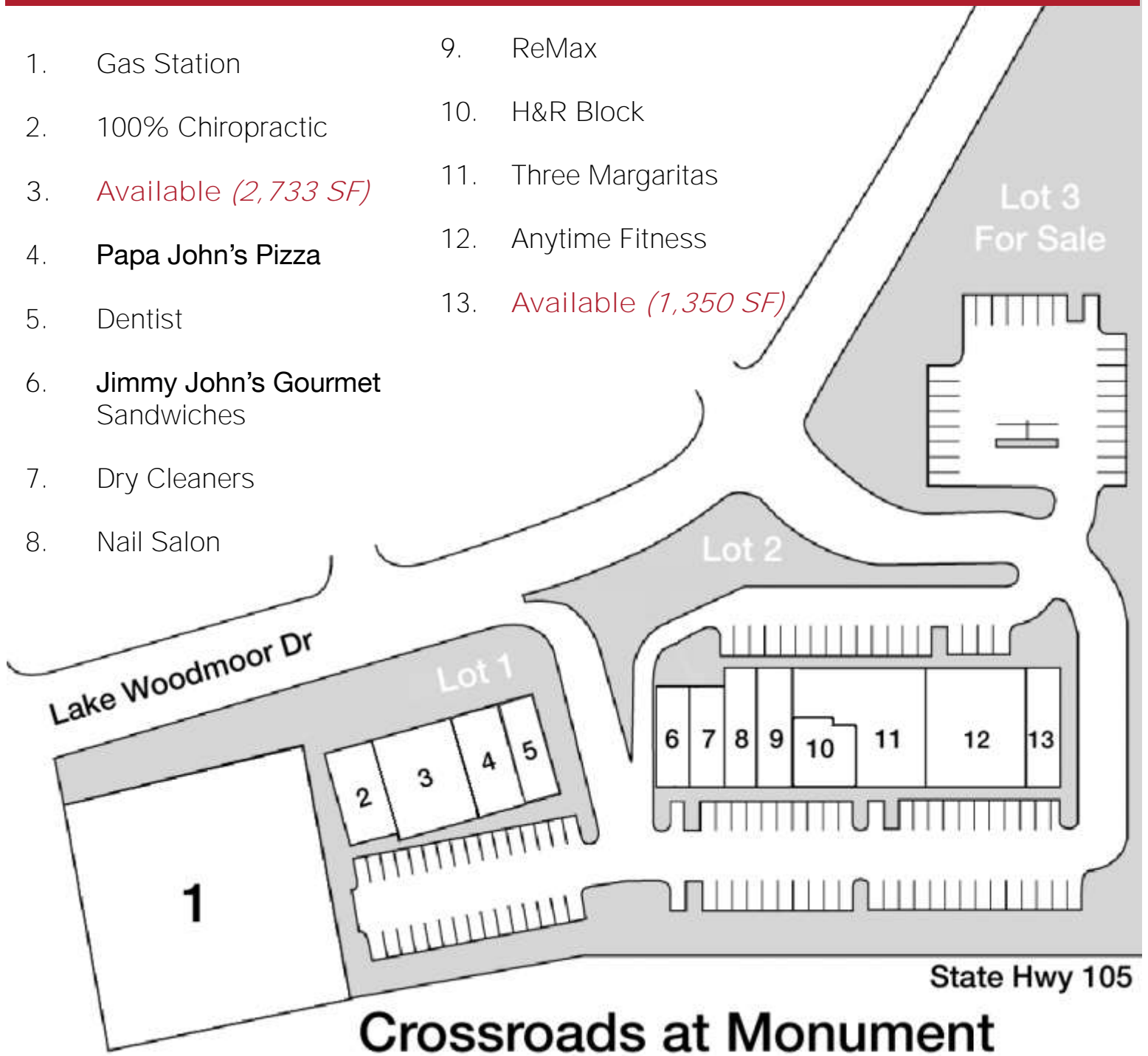
- Last pad site for sale
- County zoning
- Access and utilities to site
- Visibility to Hwy 105

Exclusively Marketed By:

John Egan • Tiffany Colvert • Logan Harrison
Two North Cascade Avenue, Suite 300
Colorado Springs, CO 80903-1618
www.highlandcommercial.com
tel 719 577 0044
fax 719 577 0048
egan@highlandcommercial.com
colvert@highlandcommercial.com
harrison@highlandcommercial.com

Site Plan–Tenant Roster & Traffic Count Map

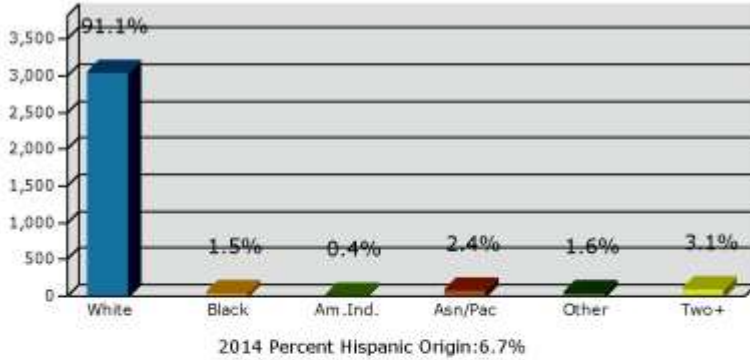
- | | |
|---|---------------------------------|
| 1. Gas Station | 9. ReMax |
| 2. 100% Chiropractic | 10. H&R Block |
| 3. <i>Available (2,733 SF)</i> | 11. Three Margaritas |
| 4. Papa John's Pizza | 12. Anytime Fitness |
| 5. Dentist | 13. <i>Available (1,350 SF)</i> |
| 6. Jimmy John's Gourmet Sandwiches | |
| 7. Dry Cleaners | |
| 8. Nail Salon | |



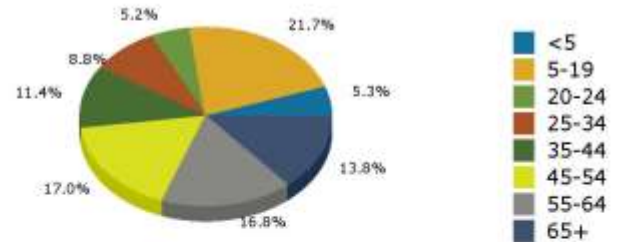
2014 Market Profile

1-Mile Radius

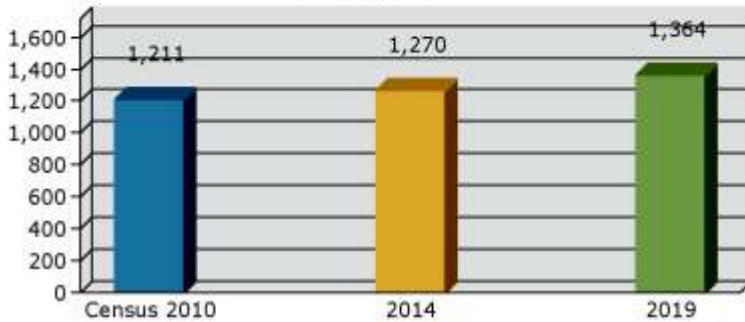
2014 Population by Race



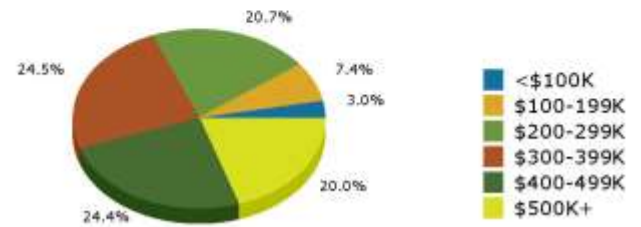
2014 Population by Age



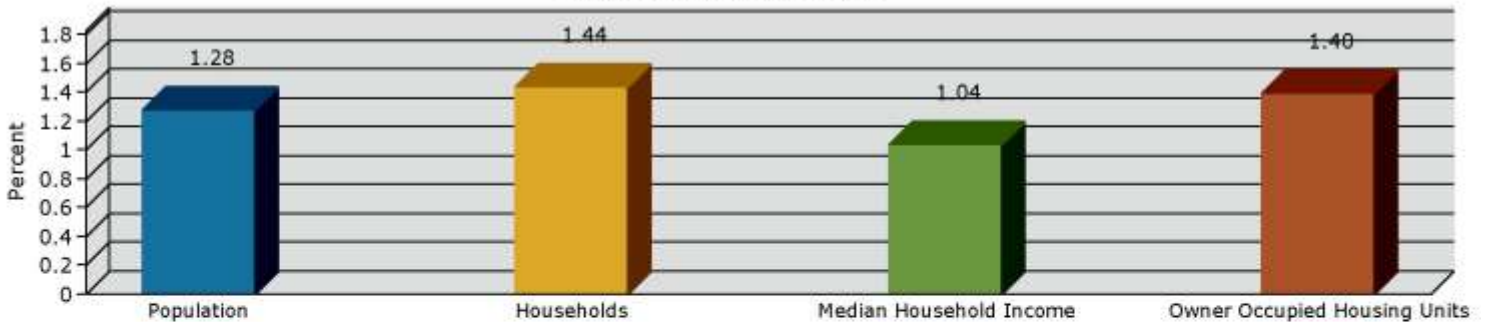
Households



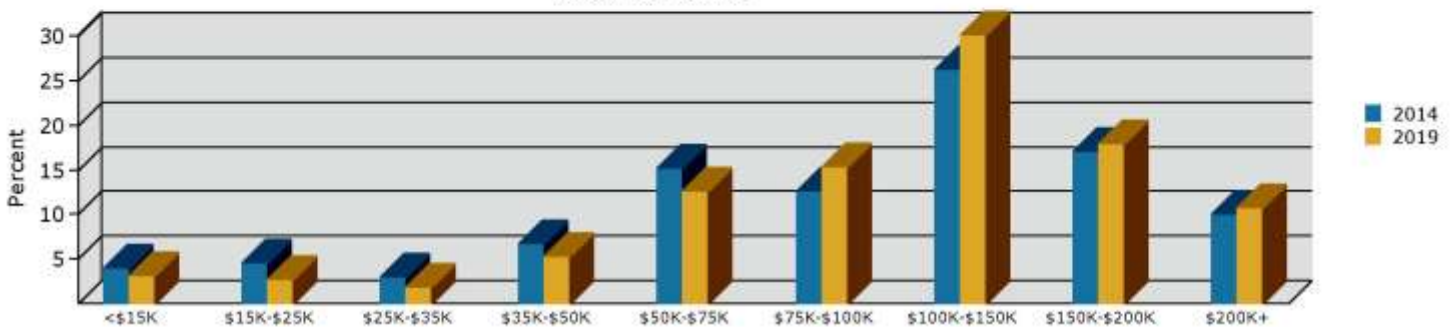
2014 Home Value



2014-2019 Annual Growth Rate



Household Income



Market Profile & Traffic Counts courtesy of ESRI BAO.

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed was secured from sources we believe to be reliable.



Aerial Legend

- | | |
|---------------------|------------------------------|
| 1 - Walgreens | 13 - Pizza Hut |
| 2 - 7-Eleven | 14 - Serranos Coffee |
| 3 - Village Inn | 15 - Safeway |
| 4 - Taco Bell | 16 - Napa Auto Parts |
| 5 - McDonald's | 17 - 3 Margaritas |
| 6 - Big O Tires | 18 - Wesley Owens Coffee |
| 7 - Domino's Pizza | 19 - Sundance Mountain Lodge |
| 8 - Vitamin Cottage | 20 - Oakley's Café & Bistro |
| 9 - Arby's | 21 - Conoco |
| 10 - Radio Shack | 22 - Conoco |
| 11 - Starbucks | 23 - Comfort Dental |
| 12 - Subway | |

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