

# Restaurant Space For Lease

## 1102 N. Circle Drive

Colorado Springs, CO 80909



### PROPERTY SUMMARY

The property at **1102 N Circle Drive** is a free-standing restaurant building located at North Circle and E Yampa Street. This is prime retail space available in a high-traffic corridor, ideal for food service, retail, or neighborhood convenience businesses. Excellent frontage along North Circle Drive, one of the city's busiest thoroughfares.



Little Caesars

### BUILDING FEATURES

AVAILABLE SPACE	1,909 RSF
LEASE RATE	\$28.00 PSF
PROPERTY TAXES (2026 Est)	\$2.70 PSF
INSURANCE & CAM	Paid Directly by Tenant
YEAR BUILT	1971
ZONING	MX-M
PARKING	22 Surface Spaces

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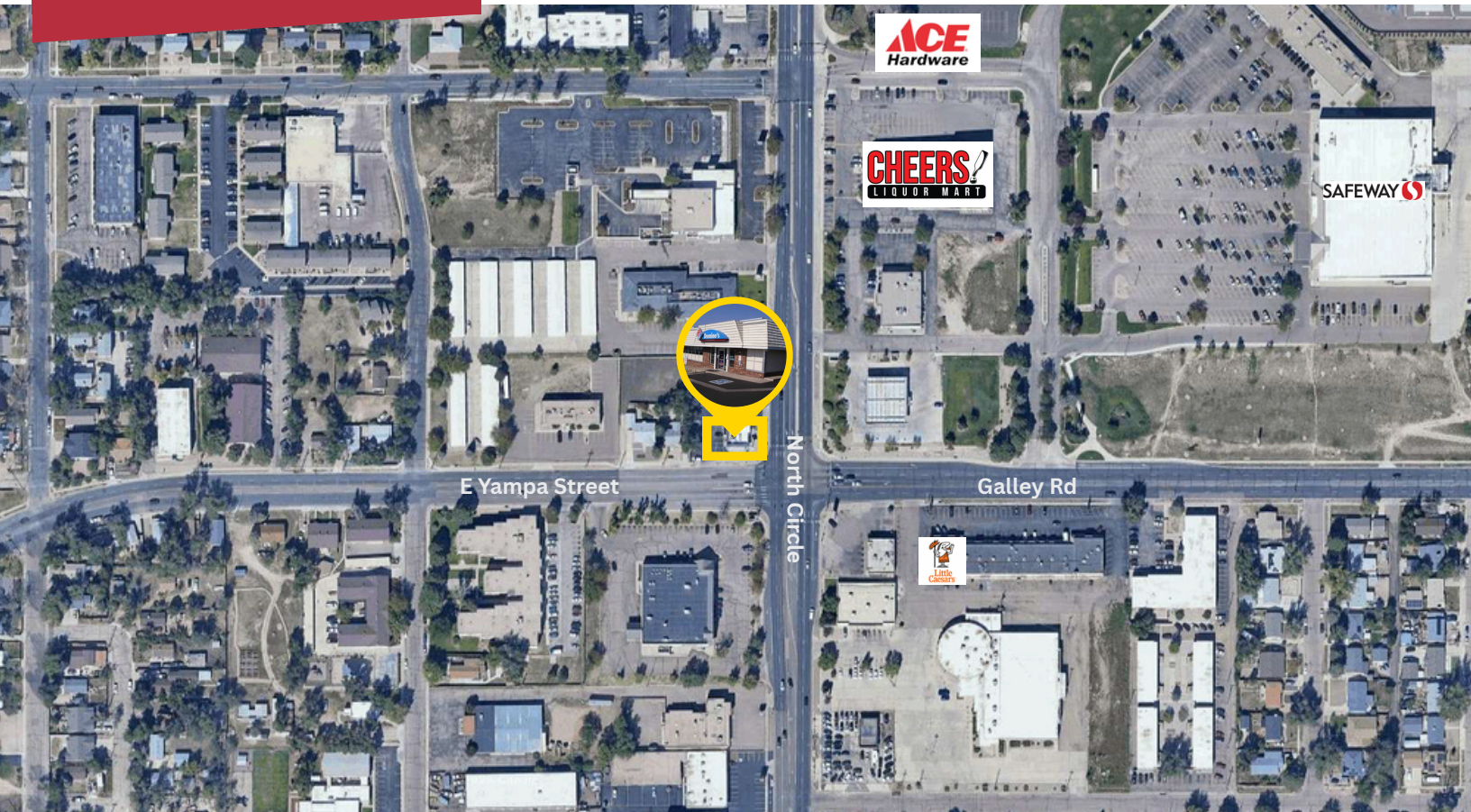
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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2024 POPULATION</b>	15,512	129,957	290,468
<b>HOUSEHOLDS</b>	6,963	53,732	120,704
<b>AVE HH INCOME</b>	\$61,364	\$71,921	\$78,584

### COMBINED TRAFFIC COUNTS

N Circle Dr	de Cortez St - S	26,492	VPD	2025
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\*Sourced by CoStar

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