

PAD SITE ADJACENT TO KOHL'S

2725 Janitell Road, Colorado Springs, CO (#687, SW Colorado Springs)



DEMOGRAPHICS

POPULATION



1 Mile:	7,313
3 Mile:	105,962
5 Mile:	222,532

EMPLOYEES



1 Mile:	5,749
3 Mile:	36,267
5 Mile:	98,496

AVG. HH INCOME



1 Mile:	\$73,907
3 Mile:	\$94,408
5 Mile:	\$103,497

HOUSEHOLDS



1 Mile:	2,718
3 Mile:	42,284
5 Mile:	88,280

TRAFFIC COUNTS



I-25 north of Baptist:	95,000 vpd
Jackson Creek at Site:	18,480 vpd

For more information, contact:

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PROPERTY OVERVIEW

- 0.75 AC pad available with fantastic visibility to main thoroughfare
- Several national retailers in immediate trade area including Target, Sam's Club, Walmart, Home Depot, Kohl's (#687, SW Colorado Springs) and more
- Easy access and strong demographics



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IN COOPERATION WITH:

CHAINLINKS
RETAIL ADVISORS

CROSBIE
REAL ESTATE
GROUP