

# 2,539 sf of Retail Endcap Space Now Available for Lease | Gateway Center

1976 S Murray Blvd, Colorado Springs, Colorado 80910

Asking Price: \$17.00 psf **NEW PRICE**



## LEASING SUMMARY

Asking Price: \$17.00 psf **NEW PRICE**

Retail space available: 2,539 sf

Type of space: *Endcap*

Class: B

Zoned as: 3 Star Retail Freestanding

Parking: Ample on-site parking

Usage: Retail



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## 2,539 sf Retail Endcap Space Available for Lease

*This conveniently located center with an **endcap space now available for lease** is located on a hard intersection that has great visibility, ample on-site parking, offers a high daytime population from surrounding communities, the airport, retail enterprises, the Department of Defense, and industrial employees in the immediate area, and at competitive rates.*

## BRIEF OVERVIEW OF CITY

Mountain views, a myriad of outdoor venues and recreation, and plenty of job opportunities are just a few reasons Colorado Springs is considered one of the best places to live in the U.S. This city has seen massive growth in both population and companies over the last decade which has led to a highly competitive real estate market with competitive rates to match.

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## COLORADO SPRINGS COLORADO

Colorado's second largest city boasts a thriving community, rich in business experience with historically high achievements. Starting a new business or expanding a current one affords room for opportunities with greatest potential. With short commute times, affordable housing, an abundance of popular venues and outdoor recreation, Colorado Springs continues to draw crowds of populations looking to call this city their new home.

The large available endcap space at Gateway Center is an opportunity worth reviewing further. Please give us a call for more information.



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### Average Daily Traffic Counts (2022)

S Academy Blvd at Delta Dr N	39,741 VPD
S Academy Blvd at S Chelton Rd N	38,500 VPD
S Chelton Rd at S Academy Blvd W	13,187 VPD

### Area Demographics

	1-Mile	3-Miles	5-Miles
2023 Population	11,770	110,640	370,456
Average HH Income	\$98,813	\$104,940	\$104,283

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