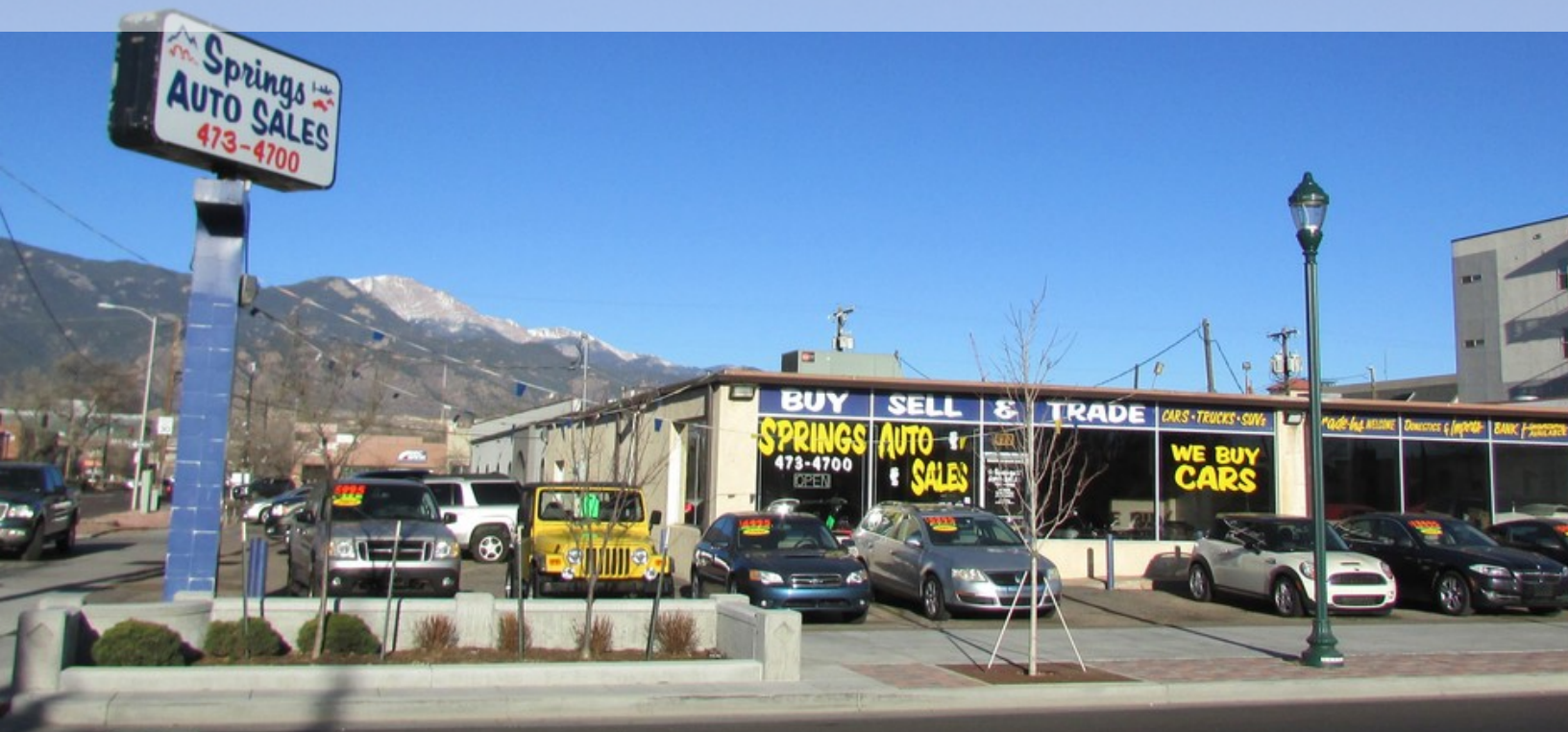


DOWNTOWN CORNER RETAIL

FOR LEASE // 428 S Nevada Ave, Colorado Springs, CO 80903



OFFERING SUMMARY

Available SF:	5,000 SF
Lease Rate:	\$32.00 SF/yr (NNN)
Expenses:	\$4.25 ('19 est.)
Lot Size:	0.25 Acres
Zoning:	C6

PROPERTY OVERVIEW

Retail/commercial building for lease on the corner of W. Cimarron and S. Nevada, boasting high visibility and traffic counts. Its location is walking distance from a number of restaurants and breweries, with the upcoming U.S. Olympic Museum and Casa Mundi apartments just minutes away. The building has drive-through capability, and offers great potential for a wide variety of retail ventures.



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Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. CameronButcher acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

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