

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

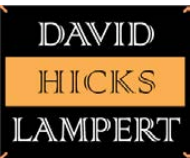
	5 Minutes	10 Minutes	15 Minutes		
Population	15,530	44,644	111,136	On Interstate 25 north of North Gate Blvd	108,395 Cars/day
Average HH Income	\$188,937	\$181,149	\$170,094	On Interstate 25 south of North Gate Blvd	124,840 Cars/day
Employees	8,195	22,400	58,625	On North Gate Blvd east of Interstate 25	11,312 Cars/day
				On Voyager Pkwy south of North Gate Blvd	15,068 Cars/day

Source: Applied Geographic Solutions, 2024 Estimates (Drive Times)

Source: CDOT 2024/25



FOR MORE INFORMATION, PLEASE CONTACT



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POLARIS POINT

RETAIL SITES AVAILABLE FOR SALE IN-LINE RETAIL FOR LEASE

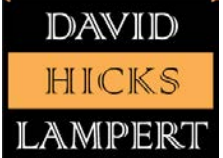
SEQ OF INTERSTATE 25 & NEW POWERS BOULEVARD EXTENSION - COLORADO SPRINGS, CO



- Announcing The Sunset Outdoor Amphitheater: 8,000 Seats - NOW OPEN
- Texas de Brazil coming soon.
- Join: Bass Pro Shops, TopGolf, iFly, Air City 360, Overdrive Raceway, Boot Barn, Boot Barn Hall, Dart Warz, and more!
- OVER 1,400 new residential units coming to Polaris Point.
- Retail, hotel and commercial mixed use sites available.
- FOR SALE & FOR LEASE
- New shop building proposed up to 8,000 SF.
- Delivering Spring 2026

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POLARIS POINTE

SEQ OF INTERSTATE 25 & POWERS BOULEVARD EXTENSION - COLORADO SPRINGS, CO

CLICK HERE FOR
BROKER DISCLOSURE

AVAILABLE FOR SALE (North of Powers Blvd)			
LOTS			
LOT 16	AVAILABLE	1.03 AC	
LOT 17	IFly	1.80 AC	
OUTPARCELS			
PARCEL 1	TACO BELL	0.84 AC	
PARCEL 2	Valvoline	1.057 AC	
PARCEL 3	SIGNED LOI	1.078 AC	
PARCEL 4	SURF SHACK	1.125 AC	
PARCEL 5	AVAILABLE	5.509 AC	

AVAILABLE FOR SALE (South of Powers Blvd)			
OUTPARCELS			
PARCEL 1	STARBUCKS	30,100 SF	
PARCEL 2	KeyBank	35,309 SF	
PARCEL 3	BURGER KING	29,217 SF	
PARCEL 4	verizon	1.55 AC	
PARCEL 5	Under Constr.	0.64 AC	
PARCEL 6	Under Contract	0.79 AC	
PARCEL 7	AVAILABLE	1.19 AC	
PARCEL 8	LEASED	1.22 AC	
PARCEL 9	AVAILABLE	1.23 AC	
PARCEL 10	AVAILABLE	1.23 AC	
PARCEL 11	AVAILABLE	1.31 AC	
PARCEL 12	Under Contract	5.82 AC	
PARCEL 13	TEXAS de BRAZIL	1.62 AC	
PARCEL 14	Under Contract	1.69 AC	
PARCEL 15	AVAILABLE	7.15 AC	

