

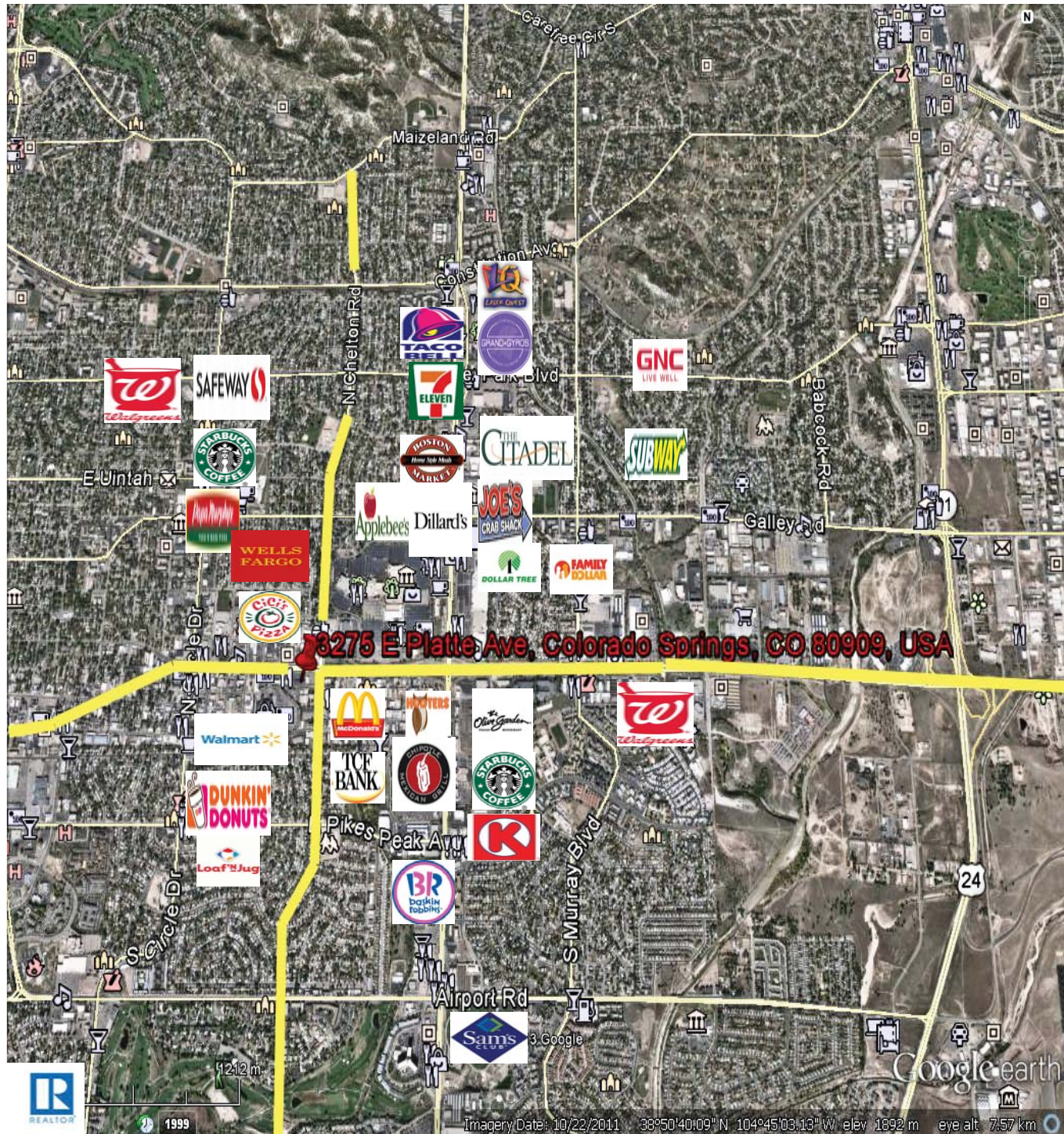


J&B BUILDING COMPANY

8933 E Union Ave #216, Greenwood Village, CO 80111

(303) 741-6343

www.jandbbuilding.com



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CITADEL COMMONS SHOPPING CENTER

3255-3275 E Platte Ave, Colorado Springs, CO 80909

FOR LEASE: Retail

LEASE RATE: \$10.00 /SF NNN

AVAILABLE: 1,200 SF to 2,740 SF

CITADEL COMMONS



PROPERTY FEATURES AND CONTACT INFORMATION

- Great Central Location
- High traffic counts along E. Platte Ave.
- Available SF: 1,200 - 2,740 SF
- CAMS (2017): \$3.99 /SF
- Ample Parking
- Shadow anchored by Wal-Mart Supercenter
- Join T-Mobile, GameStop, Cici's Pizza, Hertz, Cash America, Liberty Tax and many others at this busy retail center!

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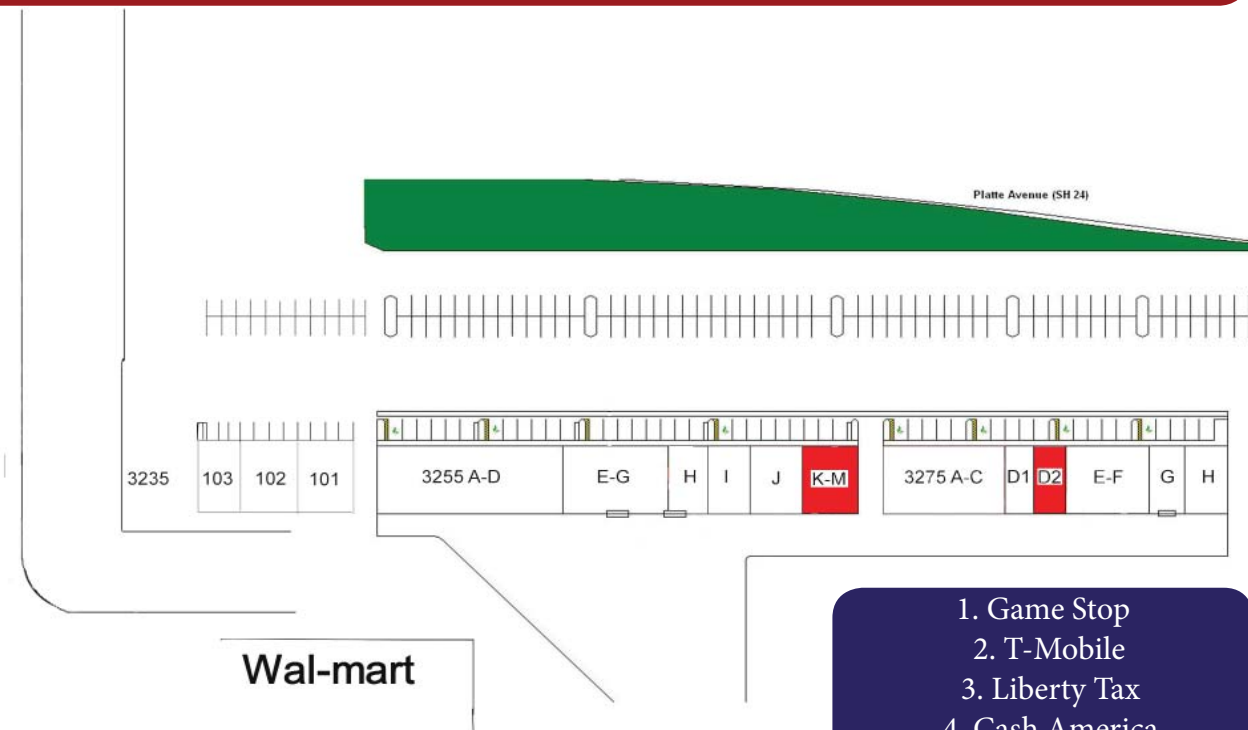
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FOR MORE INFORMATION
CONTACT
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CITADEL COMMONS SHOPPING CENTER SITE PLAN



1. Game Stop
2. T-Mobile
3. Liberty Tax
4. Cash America
5. Cici's Pizza
- 6a. Dollar Planet
7. St. Paws'
8. Nails Salon
9. Hertz
10. United Check Cashing

Rates and Availability

Unit K-M	2,740 SF	\$10.00/SF NNN
Unit D2	1,200 SF	\$10.00/SF NNN



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	16,805	115,565	261,725
HOUSEHOLDS	6,893	49,280	108,467
INCOME	\$39,835	\$48,204	\$53,813
BUSINESSES	1,356	7,479	18,045
EMPLOYEES	11,433	56,609	138,235
TRAFFIC COUNT	50,973 VPD E Platet Ave and N Chelton Rd		



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