

Briargate Crossing East

Briargate Pkwy & Powers Blvd
Colorado Springs, CO 80920



Property Features

- Only four (4) parcels remaining
 - CN-1: retail & office pad sites
 - BXE-5: retail pad sites
 - BXE-3: retail & office pad sites
 - CS-1: office sites
- Signalized intersections
- Benefits from proximity to Lowes, Super Target, Memorial Hospital North, Children's Hospital Colorado, King Soopers, Lifetime Fitness, Till, Petco & many other area retailers!
- Excellent visibility & access from Powers Blvd
- Many possible uses including retail, office & medical office
- Great opportunity to gain market share in underserved but growing market

CONTACT AGENTS AT BRIARGATE CROSSING EAST FOR SPECIFIC SITE & PRICING INFORMATION

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THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

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Market Area



Market Profile / Demographics

Total Population	11,312	68,980	166,794
Total Households	3,522	23,765	60,288
Avg Hhld Income	\$145,985	\$122,688	\$108,688
Total Businesses	221	1,597	4,712
Total Employees	6,113	24,568	58,847

One Mile Radius:

- Average home value of \$478,462
- Highly educated workforce – 65% have earned a Bachelor's, Graduate or Professional degree
- Stable housing - 91% owner-occupied households
- Median Household Income \$124,961
- Average per capita income of \$47,415 compared to Colorado Springs' average of \$38,703