



22,991 VPD



CHEYENNE MONTANA

NWC S ACADEMY BLVD & HIGHWAY 115 COLORADO SPRINGS, CO 80906

SAFeway ANCHORED SHOPPING CENTER

CHEYENNE MONTANA SHOPPING CENTER

6530-110
1,571 SF

6530-109
2,349 SF

UP TO 3,920 SF
CONTIGUOUS

6558
1,800 SF
END CAP

6530-103
1,408 SF

6510B
1,778 SF
END CAP





PROPERTY HIGHLIGHTS



\$15-25 PSF NNN
LEASE RATE



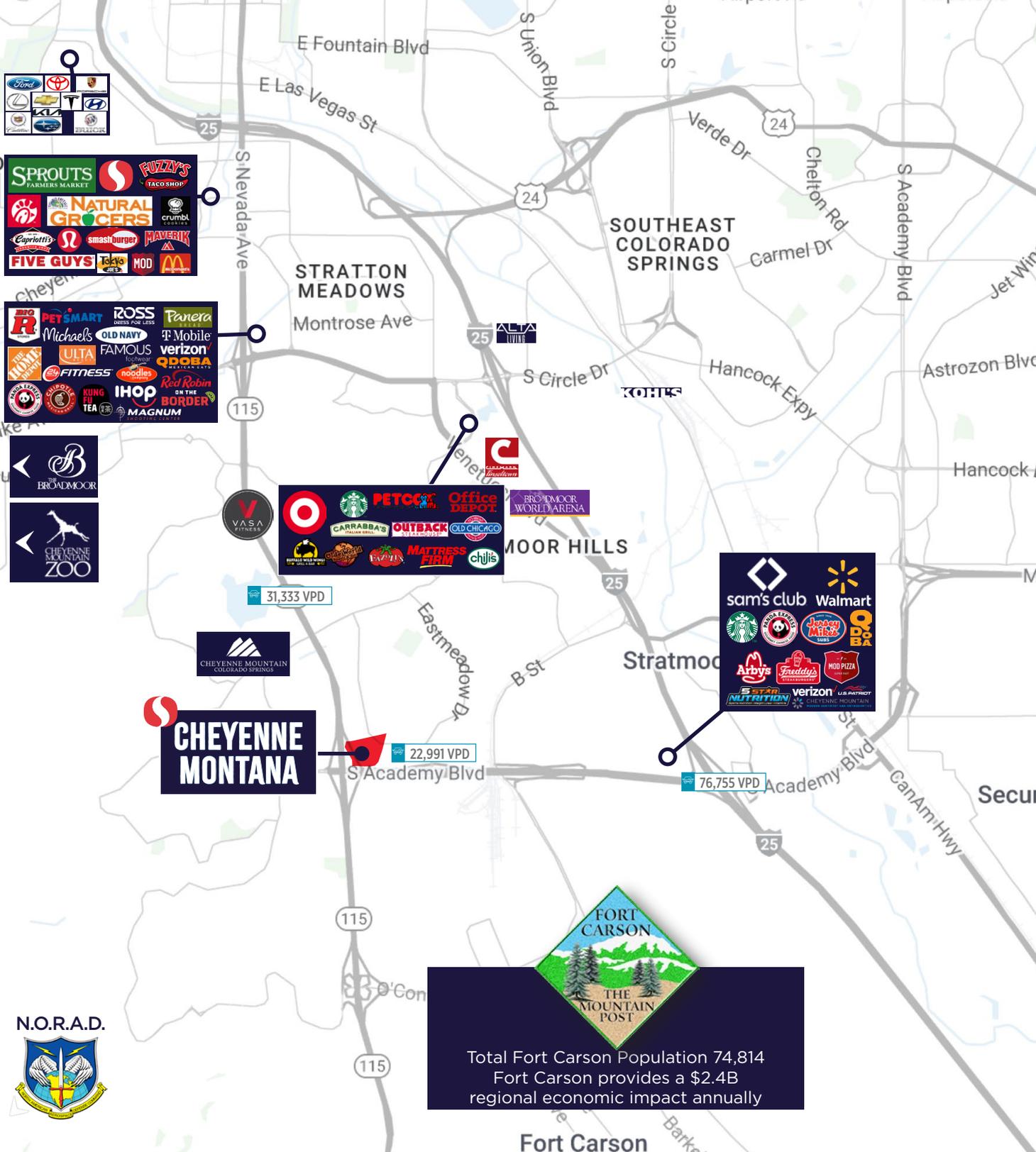
\$13.06 PSF
NNN EXPENSES (2025 EST.)



99,983 SF/8.32 AC
SHOPPING CENTER SIZE



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HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,169	21,460	60,592



POPULATION

1 MILE	3 MILES	5 MILES
14,853	55,447	156,115



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$102,848	\$91,178	\$78,192



FORT CARSON
 THE MOUNTAIN POST

Total Fort Carson Population 74,814
 Fort Carson provides a \$2.4B regional economic impact annually

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