

NORTH GATE BLVD



KING SOOPERS FUEL

QSR 2  
.97 AC  
AVAILABLE



14,053 VPD



HAIR SALON  
NAIL SALON

100-3,597 SF  
120-1,601 SF



CUSHMAN & WAKEFIELD | Colorado Springs Commercial

Marketplace  
at Flying Horse

**NEW KING SOOPERS**  
**ANCHORED SHOPPING CENTER**  
SWC NORTH GATE BLVD AND HWY 83 COLORADO SPRINGS, CO 80921



# 2025 DEMOGRAPHICS

## 1 MILE RADIUS

<b>2,936</b> Total Population	<b>960</b> Households	<b>\$197,898</b> Average HH Income
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<b>1,139</b> Daytime Employment	<b>44.7</b> Median Age	<b>\$737,062</b> Median Home Value
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## 3 MILE RADIUS

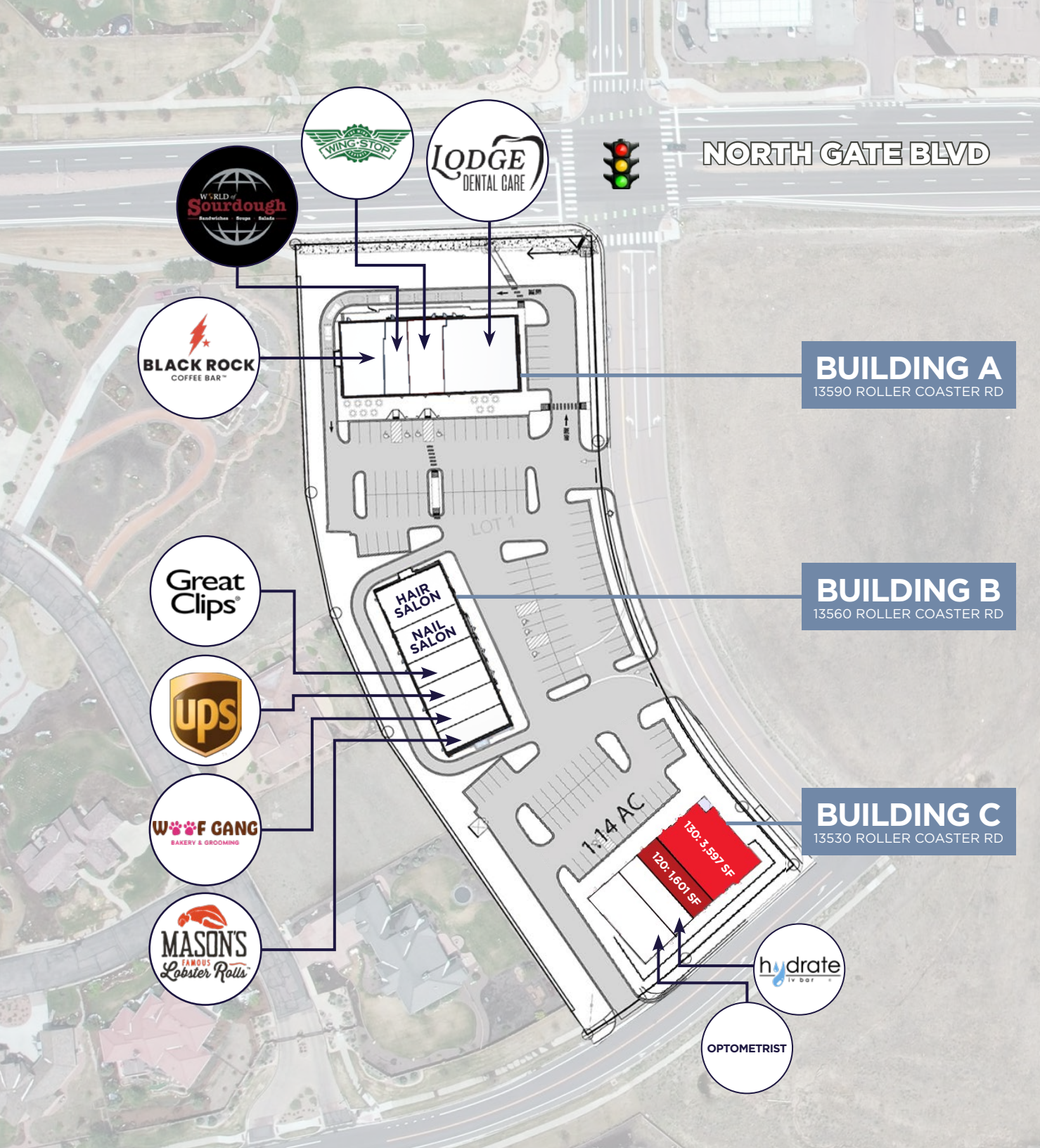
<b>28,789</b> Total Population	<b>10,326</b> Households	<b>\$157,999</b> Average HH Income
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<b>10,689</b> Daytime Employment	<b>40.7</b> Median Age	<b>\$636,863</b> Median Home Value
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## 5 MILE RADIUS

<b>67,085</b> Total Population	<b>23,721</b> Households	<b>\$159,118</b> Average HH Income
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<b>33,725</b> Daytime Employment	<b>40.4</b> Median Age	<b>\$626,725</b> Median Home Value
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NORTH GATE BLVD

**BUILDING A**  
13590 ROLLER COASTER RD

**BUILDING B**  
13560 ROLLER COASTER RD

**BUILDING C**  
13530 ROLLER COASTER RD

OPTOMETRIST



# Marketplace at Flying Horse



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

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