

TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile	On Powers Blvd north of Palmer Park Blvd	67,395 Cars/day
Population	8,666	101,152	244,941	On Powers Blvd south of Palmer Park Blvd	62,241 Cars/day
Average HH Income	\$87,072	\$96,248	\$100,252	On Palmer Park Blvd west of Palmer Park Blvd	12,708 Cars/day
Businesses	609	4,654	10,277	On Palmer Park Blvd east of Powers Blvd	14,339 Cars/day
Employees	6,220	38,728	75,014	Source: CDOT 2025	
Source: Applied Geographic Solutions, 2025 Estimates					



FOR MORE INFORMATION, PLEASE CONTACT



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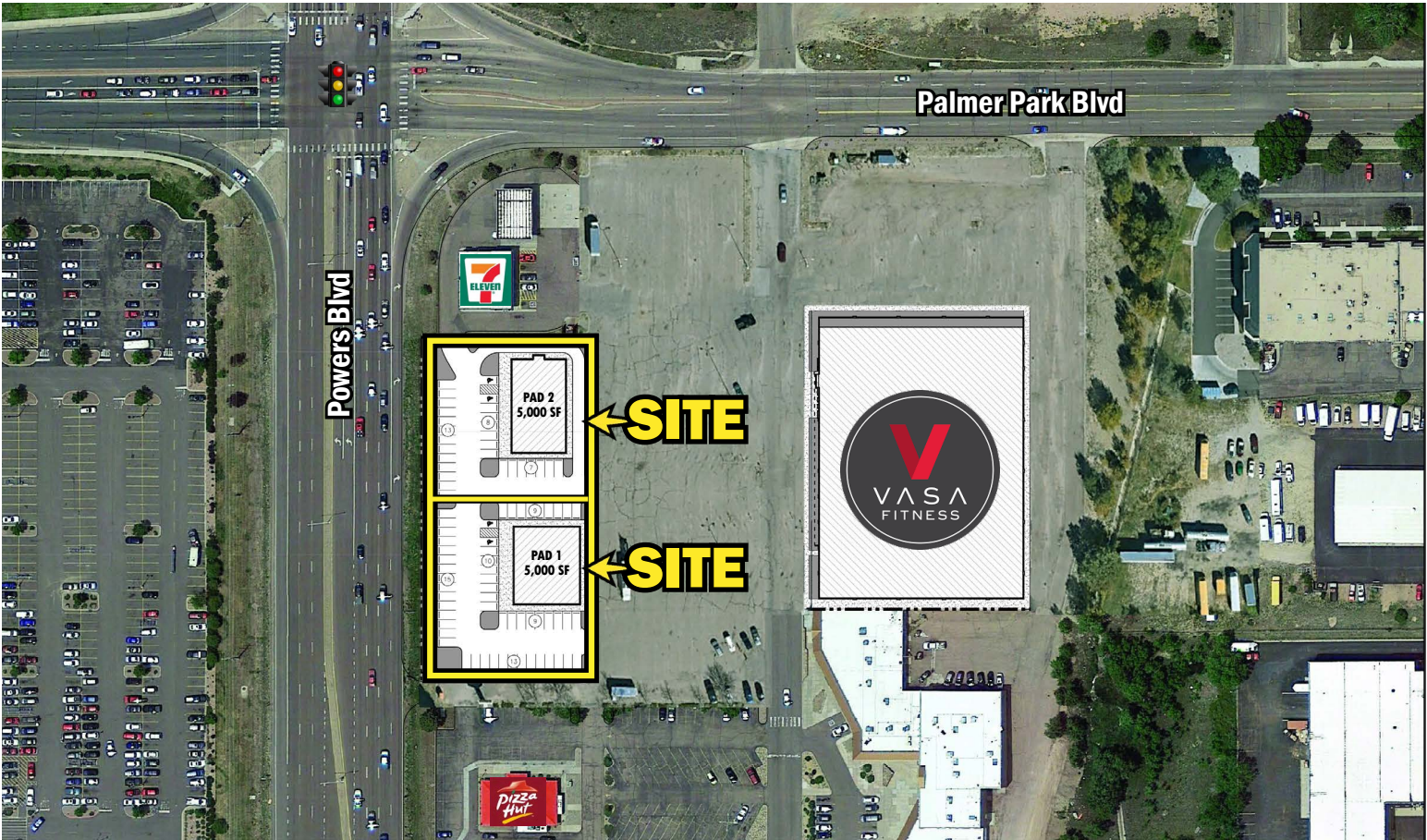
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BROKER DISCLOSURE

RETAIL PADS AVAILABLE FOR LEASE

POWERS PADS

SEC OF POWERS BLVD. & PALMER PARK BLVD. - COLORADO SPRINGS, CO



- Two highly visible pads available for ground lease.
- Ideally located at the SEC of Powers Blvd & Palmer Park Blvd, exposure to over 77,000 cars per day at the intersection.
- Exceptional retail co-Tenancy with Walmart, 7 Eleven, Starbucks, Del Taco, and Wendys all located at the intersection.
- Rare opportunity within extremely dense trade area - over 101,000 people and over 37,000 employees in a 3 mile radius.
- Optimal location for bank/credit union, restaurant, car wash, and other drive-thru users.

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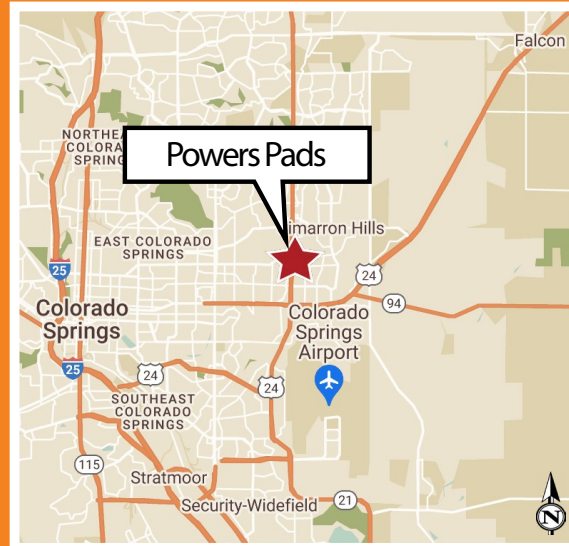


RETAIL PADS AVAILABLE FOR LEASE

POWERS PADS

SEC OF POWERS BLVD. & PALMER PARK BLVD. - COLORADO SPRINGS, CO

- Two 0.8 acre pads available or one large 1.5 acre pad available for ground lease.
- Each pad can accommodate +/- 5,000 SF building.
- Contact brokers for pricing.



dhlb
RETAIL BROKERAGE

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