

AVAILABLE

Great Space! Great Rates!
FOR LEASE
Existing Restaurant Space

Your Sign Here!

Austin Bluffs Center
Colorado Springs, Colorado

- High Traffic Restaurant Location
- Drive Through Window
- Lighted - Full Movement Entrance
- Major Monument Sign
- Across From New King Soopers
- Center Looks Good/Recently Remodeled
- Major North Academy Intersection
- Set-up For Restaurant - Grease Trap
- Join ABETTERREST BEDROOMS, Credit Union of Colorado and Boulder Running Company
- Space 3,250 sq.ft.
- Rates - \$20.00 NNN
- NNN/CAM - \$4.50



*"Your First Source
for Colorado Retail!"*

See us on the web at: www.firstproperties1.com

Contact: Tammy J. Gilbert
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First Properties, Inc.
444 E. Pikes Peak Ave., Suite 200
Colorado Springs, CO 80903



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Traffic Counts:

On Academy Blvd. 66,000 Cars/day
 On Austin Bluffs Pkwy 17,000 Cars/day

Source: CDOT, 2004

Trade Area Demographics:

	Population	Average HH Income	Businesses/Employees
• 1 Mile	17,320	\$58,386	838 / 5,927
• 3 Mile	121,913	\$68,206	4,411 / 33,212
• 5 Mile	259,435	\$64,697	11,664 / 12 6,014

Source: Sites USA, 2005 Estimates



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