

# The Shops at Woodmen Plaza

COLORADO SPRINGS, COLORADO

Pad for Sale, Ground Lease or Build-To-Suit



**A HIGH VISIBILITY** retail project, The Shops at Woodmen Plaza is situated in the prime residential market of northern Colorado Springs, Colorado, the second most populous city in the state.

**LOCATED** at the signalized main entrance to Woodman Plaza, a grocery-anchored shopping center at the intersection of Woodman Road and Rangewood Drive, this 0.95 acre pad site is ideal and easily accessible.

**JOIN** King Soopers, McDonald's, Wendy's, First Choice Emergency, Starbucks, Key Bank and many others.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same as submitted subject to errors, omissions, changes of price, rental, or other conditions, withdrawals without notice, and to any special listing conditions imposed by our principals.

## DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	14,355	98,174	188,668
Daytime Population	10,365	90,120	172,235
Avg. H.H. Income	\$85,238	\$89,475	\$83,749

## TRAFFIC COUNTS (ADT)

Woodmen Rd:	40,900 ADT
Rangewood Rd:	10,500 ADT

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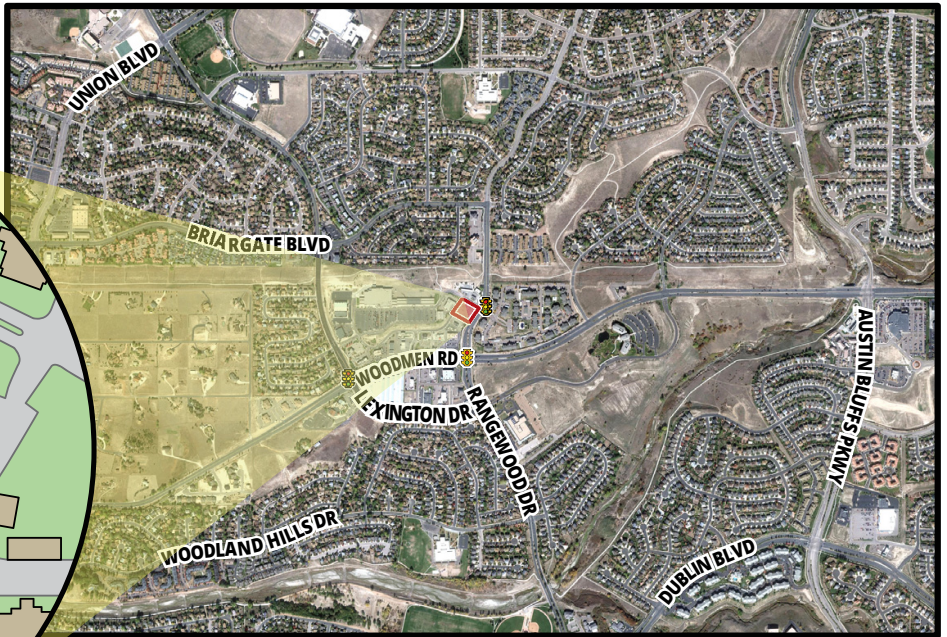


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AERIAL



SITE PLAN

LOCATION MAP



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