



# The Shops at Woodmen Plaza

## Colorado Springs, CO



Located at the signalized main entrance to Woodman Plaza, a Grocery anchored shopping center at the intersection of Woodmen Rd. and Rangewood Dr. in northern Colorado Springs, CO; the shops at Woodmen Plaza is a high visibility retail project located in a prime residential market. Come join King Soopers, McDonalds, Wendy's, Blockbuster, Starbucks, Key Bank and many others.

### Project Information

Square Feet..... 7,844  
 Divisible to..... 1,200 sq. ft.  
 Bay Depth..... 65 feet  
 Parking stalls... 60 (7.65/1000)  
 Lot Size ..... 41,269 sq. ft.

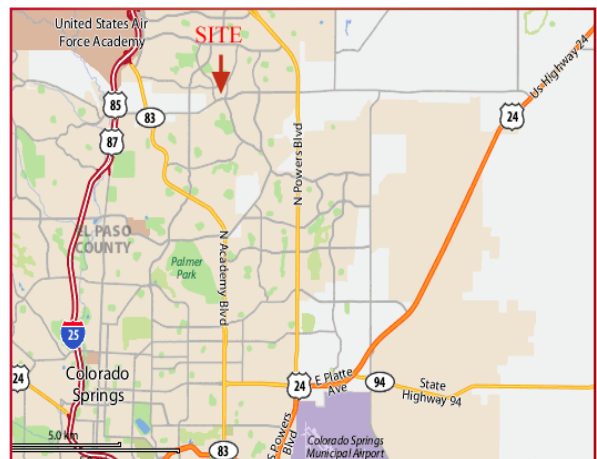
Woodmen Rd..... 40,900 ADT  
 Rangewood Rd..... 10,500 ADT

### Demographics

Item/Radius	1 miles	3 miles	5 miles*
2007 Est. Population	16,327	91,796	160,393
Average H.H. Income	\$77,268	\$76,342	\$76,385
College Degree Obtained*	55.8%	55.2%	51.6%
Total # of Employees	2,784	33,678	70,334

\*2005 Demographics

### Pad Available for Build to Suit, Groundlease, or Sale!



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is 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.

For more information:  
 Contact Steve Scannell  
[www.transmarkcompany.com](http://www.transmarkcompany.com)  
 303-771-5012



# The Shops at Woodmen Plaza

## Colorado Springs, CO

