



# 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!



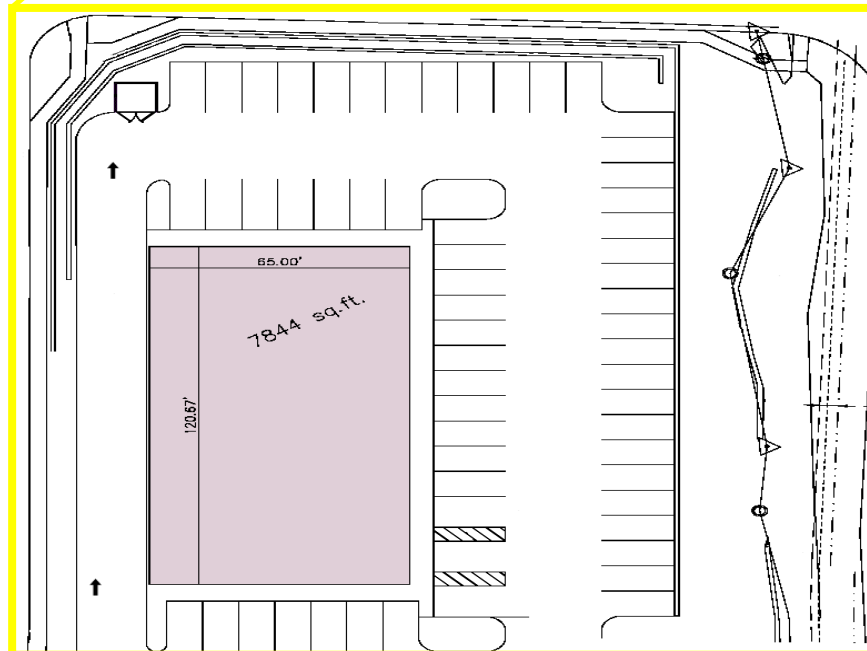
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