TRADE AREA DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minute
Population	14,767	68,490	205,677
Average HH Income	\$123,003	\$10 7, 455	\$88,074
Employees	6 370	42.718	108 755

Source: Applied Geographic Solutions, 2017 Estimate

TRAFFIC COUNTS

On Interstate 25 north of North Gate Blvd On Interstate 25 south of North Gate Blvd

On North Gate Blvd east of Interstate 25

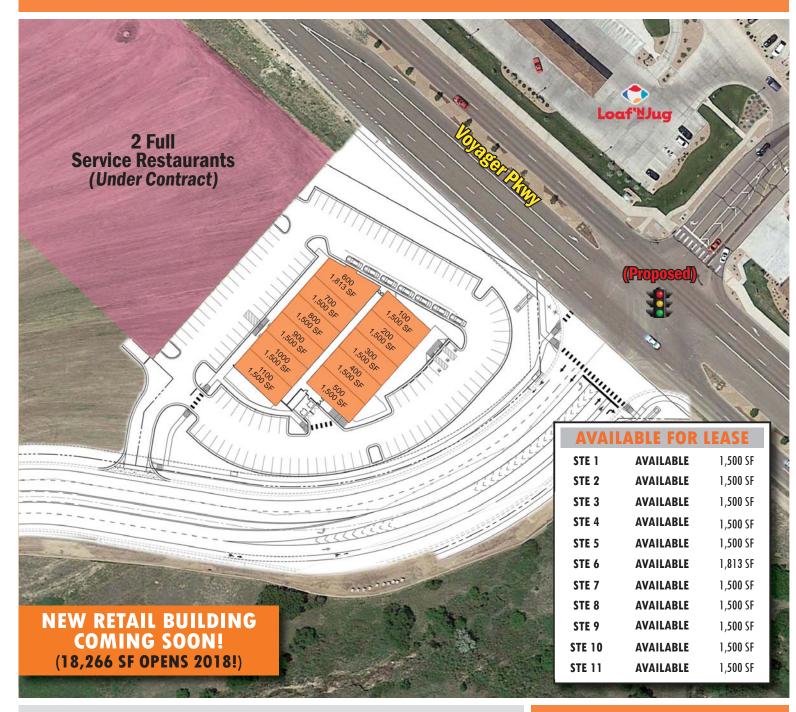
On Voyager Pkwy south of North Gate Blvd

104,266 Cars/day 104,000 Cars/day

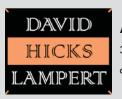
25,000 Cars/day

17,000 Cars/day

Source: CDOT 2016, 2011



FOR MORE INFORMATION, PLEASE CONTACT:



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DAVID, HICKS & LAMPERT

5750 DTC Parkway, Suite 200 Greenwood Village, CO 80111 Telephone 303.694.6082 Fax 303.793.0994 www.dhlb.com

POLARIS POINTE RETAIL SITES AVAILABLE FOR SALE

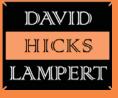
NEW IN-LINE RETAIL FOR LEASE

SEQ OF INTERSTATE 25 & NORTH GATE BOULEVARD - COLORADO SPRINGS, CO



- Join Bass Pro Shops, Boot Barn, CB Potts, Southern Hospitality, AT&T, Chick-fil-A, and more! Estimated over 3 million customers per year!
- Retail mixed-use sites available for sale 1-100 acres.
- New high visibility retail for lease on Voyager Parkway available, 3rd Quarter 2018.
- Located at Interstate 25 and North Gate Boulevard and future Powers Boulevard interchange with Voyager Parkway; adjacent to the U.S. Air Force Academy.

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AVAILABLE FOR SALE (North of Powers Blvd) LOT 1 **AVAILABLE** 4.91 AC **LOT 2 AVAILABLE** 8.80 AC 4.69 AC **LOT 3 AVAILABLE** 1.60 AC **LOT** 4 **AVAILABLE LOT 5 AVAILABLE** 1.54 AC LOT 6 **AVAILABLE** 0.91 AC **LOT 16 AVAILABLE** 1.03 AC **LOT 17 AVAILABLE** 1.80 AC PARCEL 1 **AVAILABLE** 0.84 AC PARCEL 2 **AVAILABLE** 1.06 AC PARCEL 3 **AVAILABLE** 0.96 AC PARCEL 4 **AVAILABLE** 0.96 AC PHASE 2 **Powers Extension Opening Spring 2020 AVAILABLE FOR LEASE** (Opening 3rd Qtr 2018)



Outparcel #9 (9.13 AC) Spectrum Loop Bridge over Powers Blvd and

Spectrum Loop Southside

Opening 2017

10

REGIONAL SHOPPING CENTER

WITH PARKING STRUCTURE (100 ACRES)

57 Townhomes

AVAILABLE FOR SALE (South of Powers Blvd)

OUTPARCELS				
PARCEL 1	AVAILABLE	0.00 AC		
PARCEL 2	AVAILABLE	1. 82 AC		
PARCEL 3	AVAILABLE	0.00 AC		
PARCEL 4	AVAILABLE	1.55 AC		
PARCEL 5	AVAILABLE	1.53 AC		
PARCEL 6	AVAILABLE	1.68 AC		
PARCEL 7	AVAILABLE	1. 69 AC		
PARCEL 8	AVAILABLE	1.44 AC		
PARCEL 9	AVAILABLE	9.13 AC		
PARCEL 10	AVAILABLE	10.81 AC		