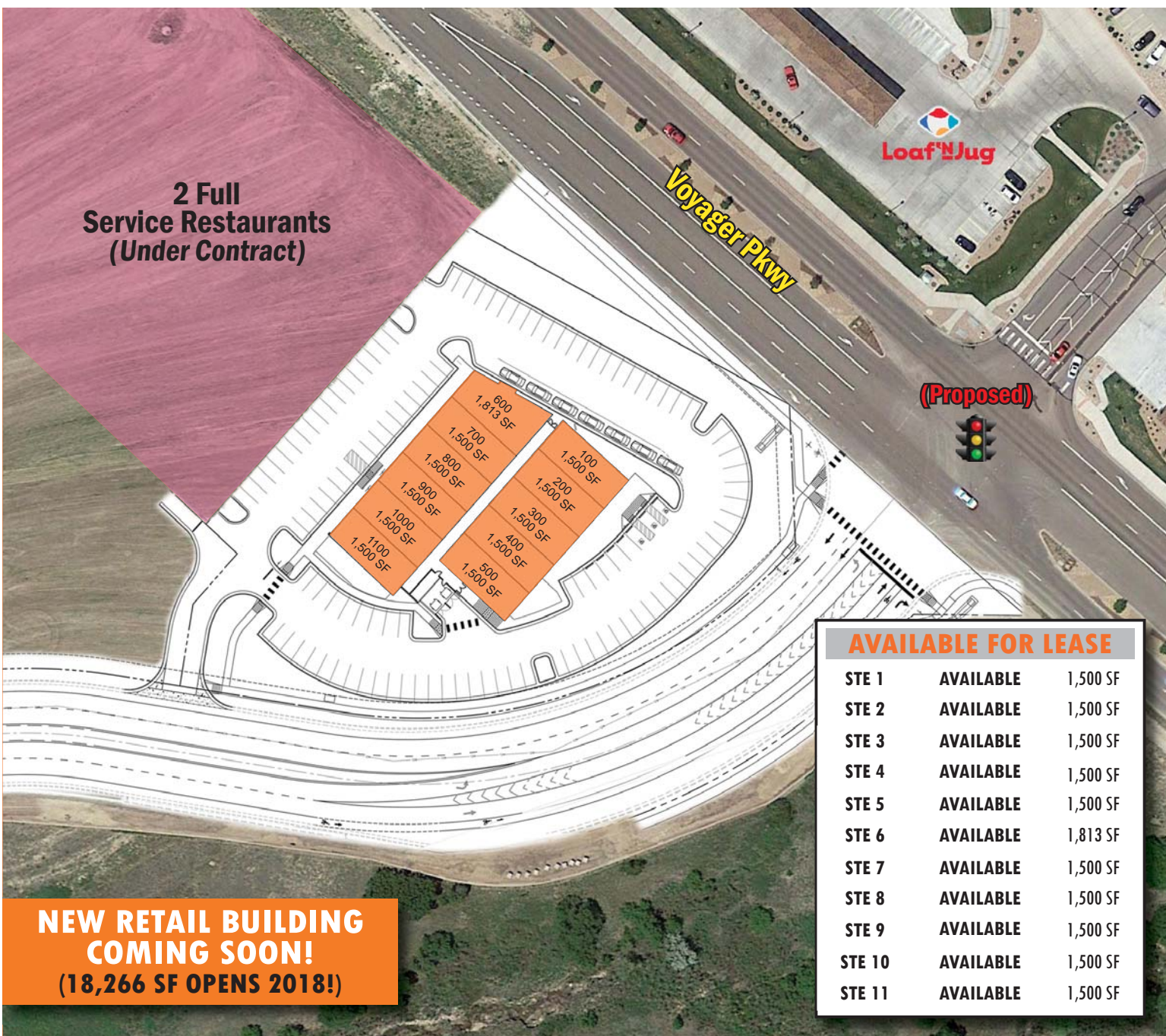


TRAFFIC COUNTS

On Interstate 25 north of North Gate Blvd	104,266 Cars/day
On Interstate 25 south of North Gate Blvd	104,000 Cars/day
On North Gate Blvd east of Interstate 25	25,000 Cars/day
On Voyager Pkwy south of North Gate Blvd	17,000 Cars/day



- 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.

FOR MORE INFORMATION, PLEASE CONTACT:

**DAVID, HICKS & LAMPERT
BROKERAGE, LLC**
5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111
Telephone 303.694.6082
Fax 303.793.0994
www.dhlb.com

ALLEN LAMPERT
allen.lampert@dhlb.com

POLARIS POINTE

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

AVAILABLE FOR SALE (North of Powers Blvd)

LOTS

LOT 1	AVAILABLE	4.91 AC
LOT 2	AVAILABLE	8.80 AC
LOT 3	AVAILABLE	4.69 AC
LOT 4	AVAILABLE	1.60 AC
LOT 5	AVAILABLE	1.54 AC
LOT 6	AVAILABLE	0.91 AC
LOT 16	AVAILABLE	1.03 AC
LOT 17	AVAILABLE	1.80 AC

OUTPARCELS

PARCEL 1	AVAILABLE	0.84 AC
PARCEL 2	AVAILABLE	1.06 AC
PARCEL 3	AVAILABLE	0.96 AC
PARCEL 4	AVAILABLE	0.96 AC

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

