

Briargate Crossing East

Briargate Pkwy & Powers Blvd
Colorado Springs, CO 80920



Property Features

- Only two (2) parcels remaining:
 - CN-1: retail & office pad sites
 - BXE-5: retail pad sites
- Signalized intersections
- Benefits from proximity to Lowes, Super Target, Memorial Hospital North, Children's Hospital Colorado, King Soopers, Lifetime Fitness, The Pinery North, Petco & many other area retailers!
- Excellent visibility & access from Powers Blvd, Briargate Pkwy & Union Blvd
- Many possible uses including retail, office, medical office, hotel & entertainment
- Great opportunity to gain market share in underserved but growing market
- High traffic counts on Powers Blvd 52,000+ Vehicles per Day

**CONTACT AGENTS
FOR SPECIFIC SITE &
PRICING INFORMATION**

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Market Area



2023 Market Profile / Demographics

Radius	1-Mile	3-Mile	5-Mile
Total Population	6,963	58,015	143,816
Total Households	2,193	19,725	51,842
Avg Hhld Income	\$163,320	\$134,769	\$119,831
Total Businesses	446	2,567	6,173
Total Employees	6,813	29,374	63,550

1-Mile Radius:

- Median home value of \$480,030
- Highly educated workforce – 64% have earned a Bachelor's, Graduate or Professional degree
- Stable housing - 80% owner-occupied households
- Median Household Income \$138,360
- Average per capita income of \$47,746 compared to Colorado Springs' average of \$34,076

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

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