

SEC CONSTITUTION AVENUE & MARKSHEFFEL ROAD
COLORADO SPRINGS, COLORADO



**King Soopers
NOW OPEN!**



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KING SOOPERS MARKETPLACE - NOW OPEN!

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Join:



INFORMATION

- Last pad available
- First retail-anchored opportunity along Marksheffel Road
- New grocery anchored development
- Limited competition in the trade area
- Strong existing & planned residential densities

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	10,672	58,275	165,799
Avg. HH Inc.	\$88,437	\$86,843	\$65,747
Employees	1,625	17,023	43,291
Businesses	128	1,423	4,410

Source: ESRI 2020

TRAFFIC COUNTS

On Constitution Ave west of Marksheffel Rd	12,001 cars/day
On Constitution Ave east of Marksheffel Rd	9,082 cars/day
On Marksheffel Rd north of Constitution Ave	14,534 cars/day
On Marksheffel Rd south of Constitution Ave	5,156 cars/day

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TO FALCON
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BANNING LEWIS RANCH MASTER PLAN

SITE

12,001 ADT
(Google Earth 2012)

14,534 ADT
(Google Earth 2012)



AERIAL FLOWN BY GOOGLE EARTH

