## FILLMORE STREET & CENTENNIAL BOULEVARD

COLORADO SPRINGS, COLORADO



### PROPERTY HIGHLIGHTS

- 1.3 acre pad available adjacent to King Soopers shopping center
- Growing population...
- MX-M Zoning permits a variety of uses including retail, restaurants, medical, dental and daycare



# NEIGHBORHOOD

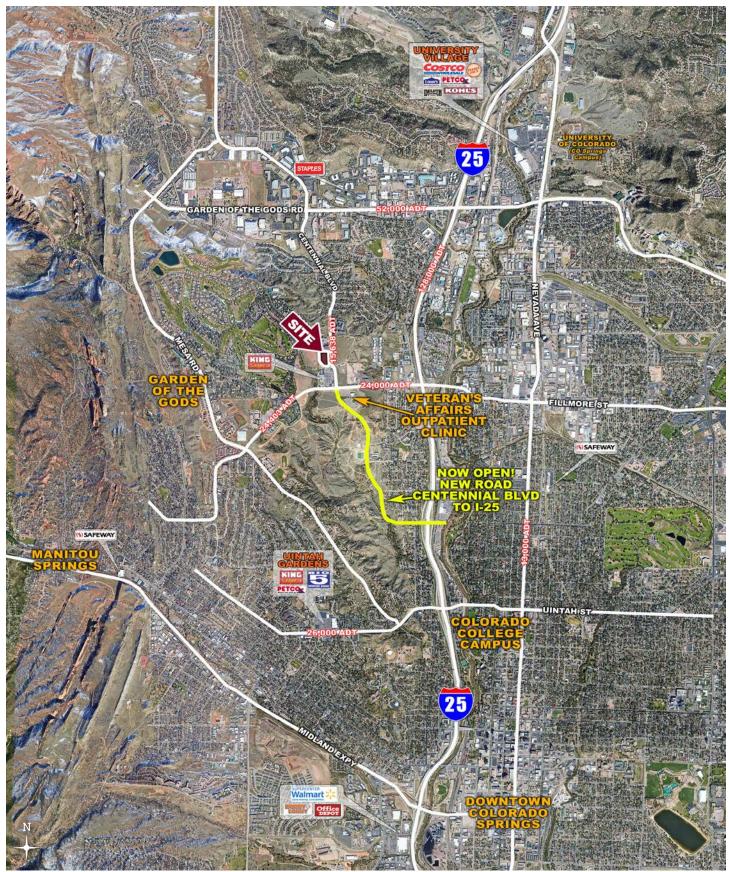


# DEMOGRAPHICS | COMPARISON SUMMARY

Categories		1 Mile		3 Miles		5 Miles
ESTIMATED POPULATION	• • • • • • • • • • • • • • • • • • • •	6,934	• • • • • •	68,077	• • • • • •	178,863
PROJ. POPULATION IN 2028	• • • • • • • • • • • • • •	7,445	• • • • • •	68,354	• • • • • •	182,602
AVG. HOUSEHOLD INCOME	• • • • • • • • • • • • • • • • • • • •	\$99,376	• • • • • •	\$95,565	• • • • • •	\$95,861
DAYTIME POPULATION (EMPLOYEES)	• • • • • • • • • • • • • • • • • • • •	3,523	• • • • • •	51,175	• • • • • •	127,438

SOURCE: ESRI 2023

# TRADE AREA



MAP COURTESY OF GOOGLE EARTH







#### **About Sullivan Hayes**

SullivanHayes Brokerage is Colorado's premier, full-service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978.

SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

### FILLMORE ST & CENTENNIAL BLVD

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