

2,213 sf Upscale Retail Space for Lease | ROUNDHOUSE

600 & 624 SOUTH 21ST STREET | COLORADO SPRINGS, CO 80904



Asking rate: \$24.00 + NNN

2025 | adapted into a prime upscale retail center

AREA OVERVIEW

Average Daily Traffic Counts (2022)

Midland Expy (US 64) at S 21st St SE	31,254 VPD
Midland Expy (US 64) at S 21st St NW	41,460 VPD
S 21st St NW at Bott Ave S	20,111 VPD

Area Demographics	1-Mile	3-Miles	5-Miles
2024 Population	12,626	63,111	149,554
Average HH Income	\$85,034	\$91,350	\$86,505

02/12/2025 Sources: demographics, CoStar Group | traffic, TrafficMetrix

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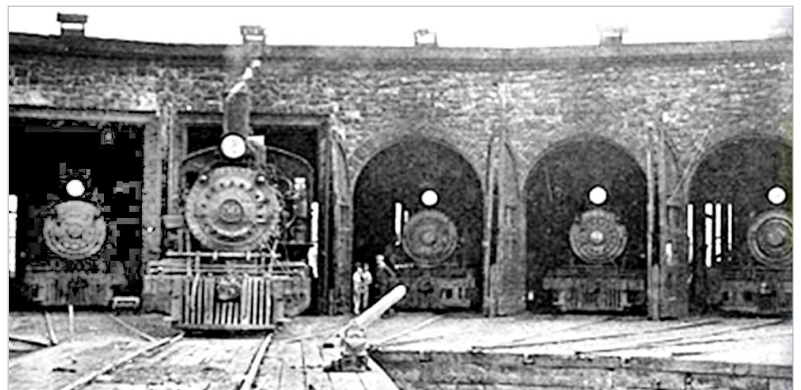
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1889 | roundhouse for the Colorado Midland Railroad (source: History Colorado)

REMARKABLE RENOVATION | 1889 to 2025

Formerly, this property's origins began in 1889 when it was first built as a roundhouse for the Colorado Midland Railroad. Over many decades, it was converted into the well-known Van Briggles Art Pottery in 1955 having had over 55 successful years before moving. This opened up the **ROUNDHOUSE** to what currently is an upscale retail center that has been transformed into a popular location with extremely high visibility and easy access into this unique center.

Currently, a two-floor 2,213 sf retail space (**unit 125**) is **now available for lease**. Located at the busy lighted intersection of the Midland Expy (US 24, main road leading to the historic Manitou Springs) and South 21st Street, this center boasts a high daily traffic count in both directions, easy access to and from the center, and plenty of onsite parking. Come join the great tenant mix including Dutch Brothers, Optum Medical and Colorado Mountain Brewery. **Please don't hesitate to contact one of our brokers for more detailed information.**

RH - 021525

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HIGHLIGHTS OF AREA

- ▶ Approximately 40,000 students in area on average
- ▶ Area is home to five major military installations
- ▶ Air Force Academy 20 min north of property
- ▶ Between excess of 31,000 and 41,000 VPD
- ▶ Extreme high visibility of property from US 64
- ▶ Midland Expy (US 64) road to Manitou Springs
- ▶ Sits on west side, minutes from downtown

Colorado Springs on average draws more than six million visitors annually to the Rocky Mountains. Between heavy tourism, large numbers of both military personnel and students, Colorado Springs is a hot spot for activity.

Give us a call to see how your business can become a part of this unique opportunity.



- 1 Colorado Mountain Brewery
- 2 Paleta Bar
- 3 Physical Therapy
- 4 **2,213 SF Space for Lease**
(unit 125 is on two floors)
- 5 Dentist
- 6 Optum Medical

disclaimer: above drawn only as visual approximation of property boundaries and spaces



weststar

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