

Security Shopping Center

314-388 Main Street, Colorado Springs, Colorado 80911

Co-anchor tenant and In-line Space for Lease



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Available Space for Lease

13,121sf | 1,240sf

Rate: \$9.25 psf - \$13.50 psf + NNN



Estimated Daily Traffic Count (2022)

On Main St at Security Blvd SW	12,154 VPD
On Main St at Security Blvd NE	15,855 VPD
On US Hwy 85 at Main St SE	18,792 VPD
On 640 at Security Blvd NE	14,856 VPD

Area Demographics (2023)	1-Mile	3-Miles	5-Miles
Average Estimated Population	12,155	54,883	159,469
Average Household Income	\$81,786	\$78,030	\$76,195

Traffic & Demographics Source: CoStar Group | 04-02-24

*only approximate location where retailers adjacent to Security Shpg Center

AREA & PROPERTY HIGHLIGHTS

- Densely populated established neighborhoods
- Over 14,000 sf now available for lease
- Easy to find on main thoroughfare
- High visibility and daily traffic count
- Nearby access to US 85/87 (CanAm Hwy)
- Shadow Anchored by Ross and Planet Fitness
- Ample on-site parking

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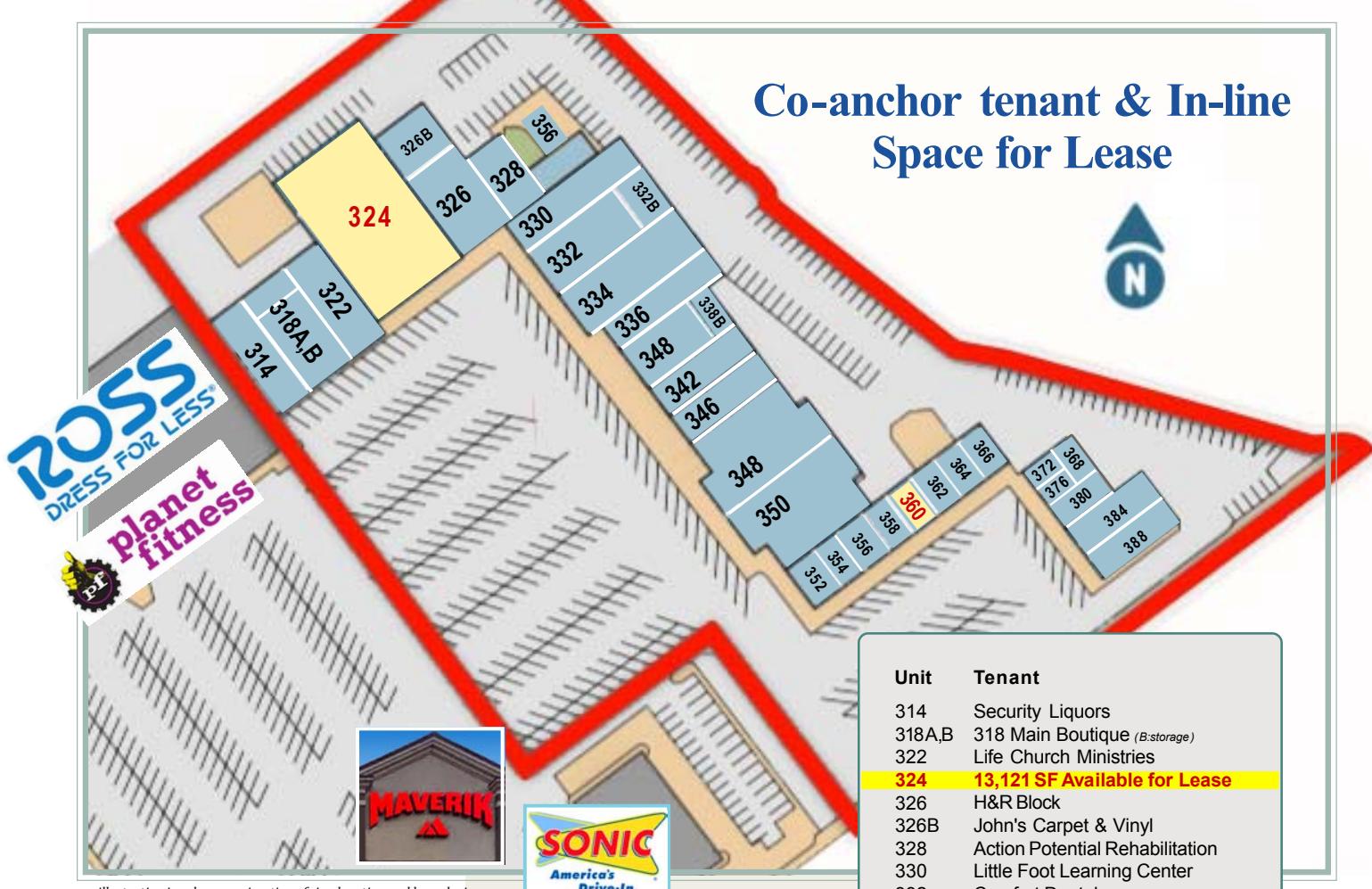
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SCR7Y-122325

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Security Shopping Center in Colorado Springs, Colorado is a retail center that has well-served the local needs for many years for the surrounding neighborhoods. Nearby are a number of local area retailers which include Albertaco's Mexican Food, Ruffrano's Hell's Kitchen, Sonic Drive-in, Taco Bell, Fountain Valley Animal Hospital, Goodwill Store and Donation Center, O'Reilly Auto Parts, National Differential, and Ventucci Farm to name a few. On a national level, retailers in the area include Walgreens and Walmart Supercenter. Further, Ross Dress for Less and Planet Fitness serve as shadow anchors for the Security Shopping Center.

Security Shopping Center benefits from good visibility and high daily traffic from multiple directions, easy access from the main throughfare off Main Street, close proximity to the CanAm Highway (US 85/87) and dense populations in the area.

Please contact us for more detailed information.

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