

Prime End Cap Now Available for Lease | Powers Retail Center

5450 & 5470 Powers Center Pt, Colorado Springs, Colorado 80920

Asking Rate: \$22.50 psf + NNN



3,152 sf End Cap for Lease
Last Space For Lease in Center

costar w/jbw modified image | Copyright © 2024 J. Barry Winter | All Rights Reserved



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

Tim Hakes

720-880-2923 direct | 720-352-9457 cell
tim@weststarcommercial.com

Lev Cohen

720-880-2925 direct | 720-232-4118 cell
lev@weststarcommercial.com

www.weststarcommercial.com

End Cap Now Available Former Medical Space for Lease

*In a newer area of Colorado Springs, Colorado is located a prime retail center with **only One Space Left for Lease**. Its 3,152 sf end-cap offers a combination of office and medical space with an open layout format for greater design possibilities. With a high daily volume of traffic, strong demographics, and competitive rates, Powers Retail Center is an opportunity worth giving one of our professional brokers a call for more detailed information.*

AREA OVERVIEW

Average Daily Traffic Counts (2022)

On N Powers Blvd at Research Pkwy NW 33,242 VPD
On Research Pkwy at Channel Dr SW 20,334 VPD

Area Demographics 1-Mile 3-Miles 5-Miles

2023 Population	12,211	91,177	195,340
Average HH Income	\$144,480	\$121,653	\$109,847

07/07/2024 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms, and information subject to change.

Copyright © 2025 Weststar Commercial. All Rights Reserved

PWRS - 021426

