

Retail Space For Lease

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Bally Plaza Shopping Center Colorado Springs, Colorado

Position Your Business For Success—Right Next to: At Today's Great Rates!













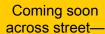
LOCATION: 1701-1899 South Academy Boulevard

NE corner of Chelton Road and South Academy Blvd











TRAFFIC COUNT: 58,000 cars per day

POPULATION: One-mile radius 17,094 Three-mile radius 89,020

Five-mile radius 207,432

AVERAGE HOUSEHOLD INCOME:

One-mile radius \$43,770 Three-mile radius \$41,823 Five-mile radius \$48,148

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Bally Plaza Site Plan



Available Space

Vicinity Map

<u>ADDRESS</u>	SQ.FT.	TENANT/OCCUPANCY
1705	10,000	South Liquor Mart
1713	1,900	AVAILABLE (\$7.00/sf) (auto bays/pad end cap)
1715	3,000	Gunnison Auto
1719	2,575	AVAILABLE (\$7.00/sf) (overhead door)
1731	3,000	Repair & Share
1733	2,400	AVAILABLE (\$7.00/sf) (overhead doors)
1739	3,000	Under Pressure Power
1741	1,600	JP Wellness
1749	18,000	4 Wheel Performance Parts
1779	69,750	AVAILABLE (\$6.50/sf gross) (warehouse)
1801	29,884	Bally Total Fitness
1811	9,600	Taste of China
1815	6,400	White Oaks Academy
1821	14,400	Sand Creek Library
1833	1,280	Amin Cuts & Styles
1835	1,600	Phoenix Day Spa
1837	1,400	Noni's Florist
1839	2,120	Circle of Love Bible Church
1843	6,100	Gen-X Clothing
1849	2,800	New Look Beauty
1853	1,470	AVAILABLE (\$8.00/sf) (restaurant)
1863	3,350	Julie's Bar & Grill
1865	2,740	CitiFinancial
1867	2,595	AVAILABLE (\$9.00/sf) (end cap) (former bank)
1871	3,285	International Man
1875	1,400	Popo Wee Market
1877	1,400	Little Caesars Pizza
1879	2,576	AVAILABLE (\$8.50/sf) (former tanning salon)
1883	1,400	AVAILABLE (\$8.50/sf) (former chiropractor)
1885	1,200	Dr. Kim Look, Dentist
1887	2,800	Radio Shack
1889	5,070	Cash America
1899	5,400	AutoZone
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