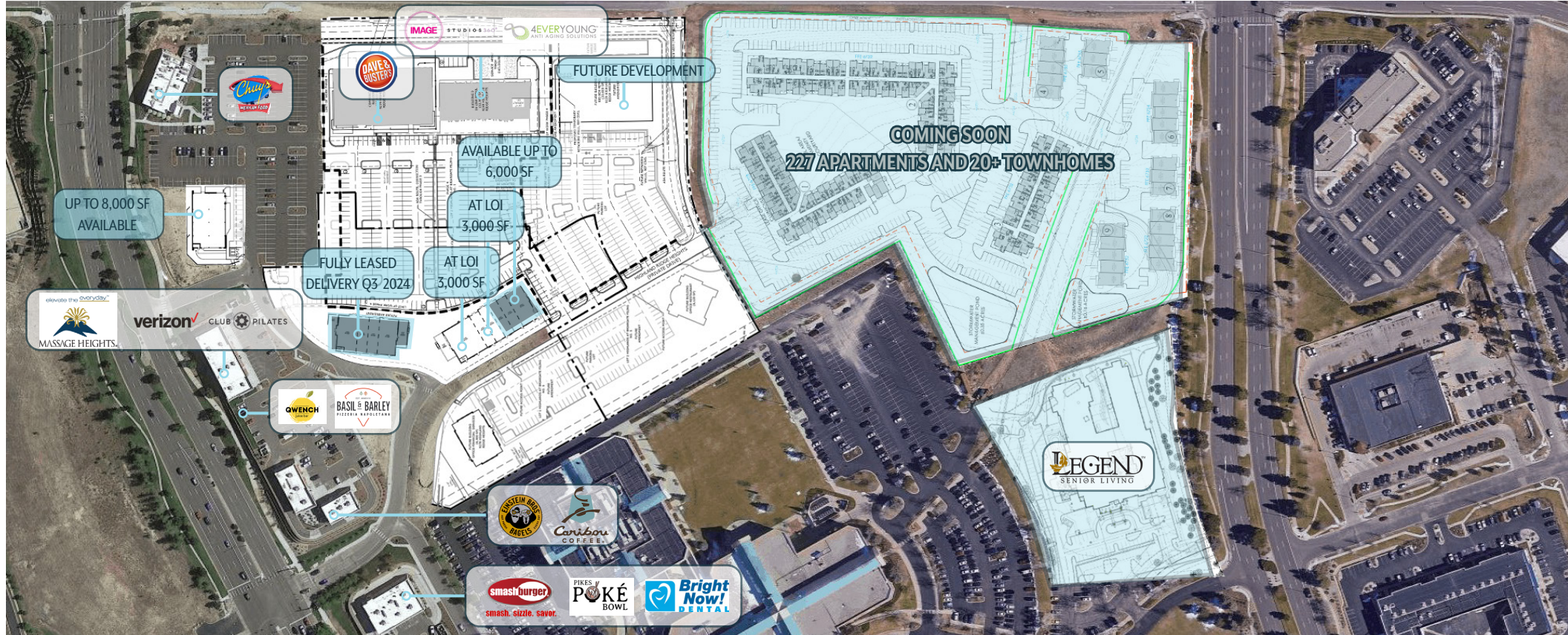


HIGHLANDS AT BRIARGATE

CHAPEL HILLS DR | COLORADO SPRINGS, CO



PROPERTY OVERVIEW

- **Up to 95,000 SF of Retail Space Available**
- Local attractions include 105 miles of urban trails and 20+ craft breweries.
- Near military bases including: Fort Carson, Peterson AFB, Air Force Academy, and Schriever AFB.
- Enjoy beautiful mountain views and close proximity to Garden of the Gods, Visitor and Nature Center.
- Located near Pikes Peak, the highest summit on the Southern Front Range of the Rocky Mountains.

AREA DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	63,734	164,991	471,122
HOUSEHOLDS	23,090	60,683	184,141
AVG HH INCOME	\$97,052	\$93,703	\$77,004

TRAFFIC COUNTS	
BRIARGATE PKWY	31,403 VPD
CHAPEL HILLS DR	8,851 VPD



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HIGHLANDS AT BRIARGATE

RETAIL MAP

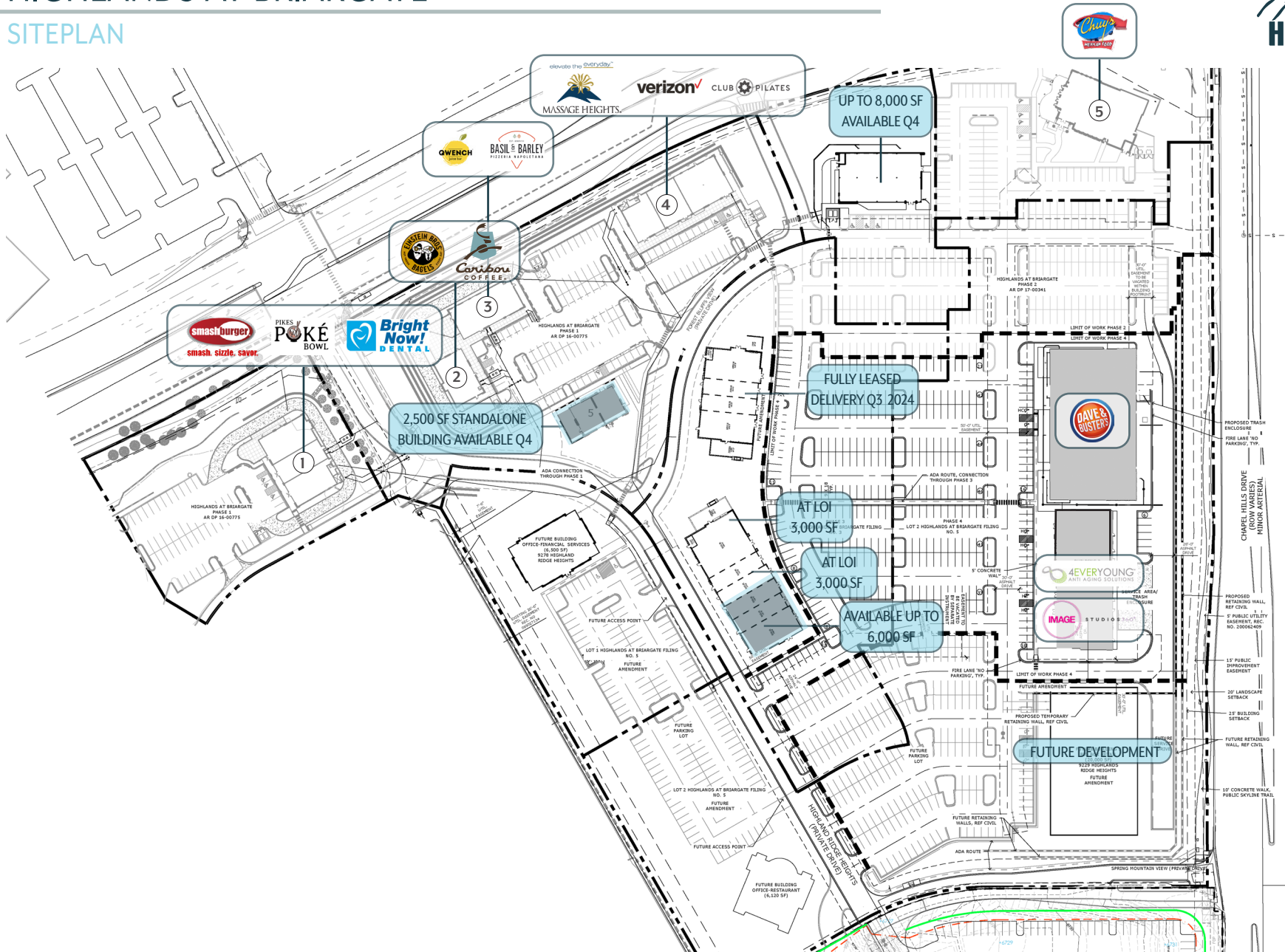


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HIGHLANDS AT BRIARGATE

SITEPLAN



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