

# Retail For Lease

Security Shopping Center  
302 - 388 Main St  
Colorado Springs, CO 80911



BUILDING FEATURES		DEMOGRAPHICS			
Building Size	56,796SF		1 Mile	3 Miles	5 Miles
Available Space	#332B 1,123 SF #388 2,000 SF	2020 Population	11,251	56,199	163,083
Lease Rate NNN	\$14.00 - \$18.00 PSF	Households	4,193	17,691	56,583
Operating Expenses	Total Est (2020): \$2.71 PSF	Avg HH Income	\$60,152	\$58,948	\$56,010
Zoning	CC CAD-0	Combined Traffic Count			
		Main St / Security Blvd		39,690 VPD	

**JOIN THIS PROMINENT RETAIL CENTER**  
Security Shopping Center has great visibility from a busy intersection and offers quick access to US-85.

\*Sourced by CoStar

Surrounding retailers include:



Greg Kaufman, Principal  
Office 719.309.3900 | Cell 719.229.8041  
Gkaufman@KCREadvisors.com



Philip Crow, Broker Associate  
Office 719.309.3900 | Cell 719.985.9867  
Pcrow@KCREadvisors.com

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