

**DEVELOPMENT
SITE**



FOR LEASE

BUILD TO SUIT OR GROUND LEASE

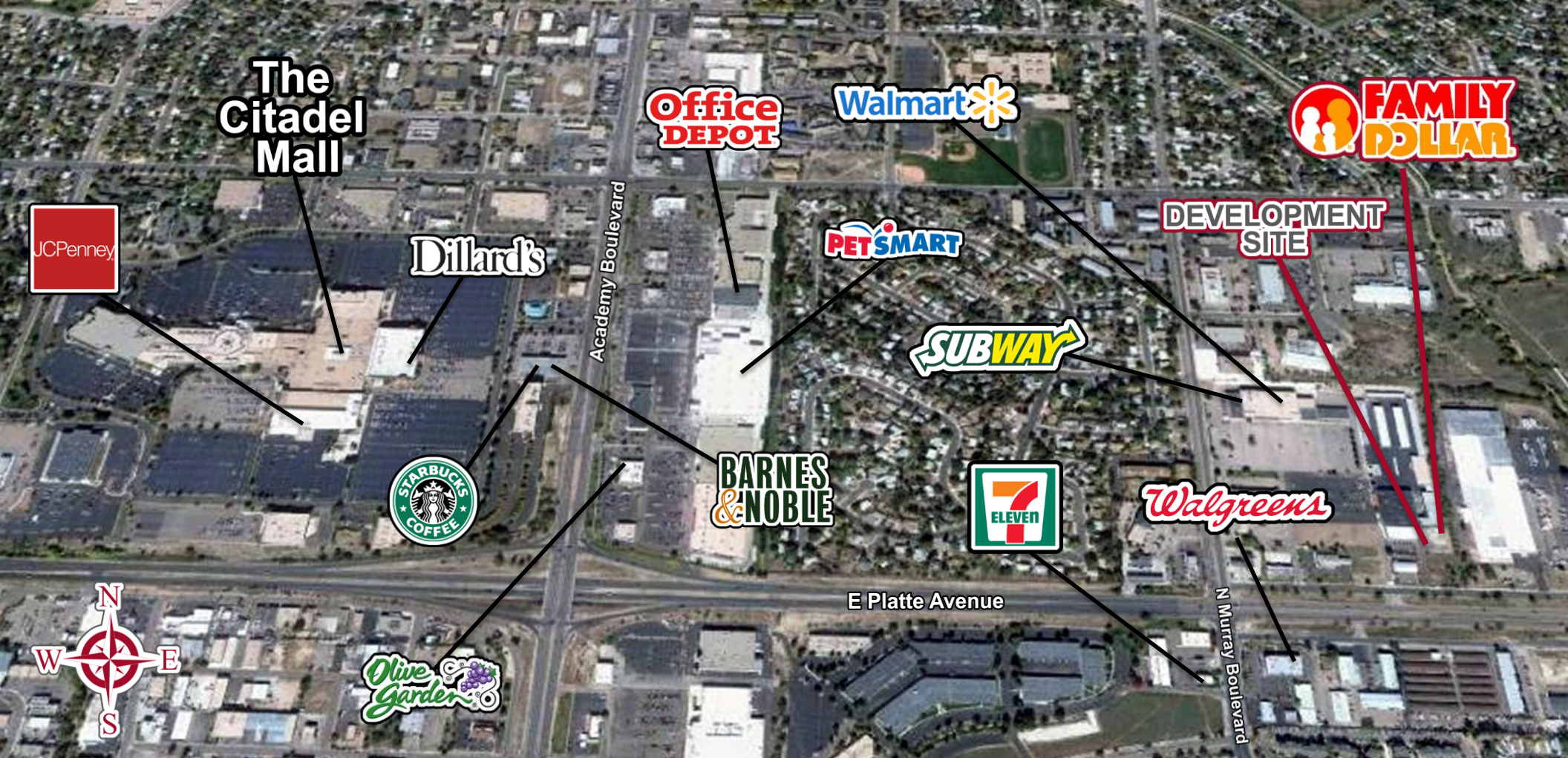
4440 EDISON AVENUE | COLORADO SPRINGS, CO 80915

**APPROXIMATELY 10,000 – 13,000 SF
OF BUILDING FOR LEASE**

Exclusively Marketed By:
Paul Z. Matysek, CCIM
(310) 405-0902
paul@matysekinvestment.com
License # 01757671



MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS

- Highly visible from E. Platte Avenue
- Approximately 10,000 – 13,000 SF Ground Lease or Build to Suit
- Well positioned in the trade area
- Area retailers include 7 Eleven, Walgreens, Subway, Walmart and Family Dollar

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2015 Population	13,494	110,849	243,091
Median HH Income	\$27,671	\$37,485	\$41,349
Average HH Income	\$38,944	\$50,377	\$56,359

TRAFFIC COUNTS	CARS PER DAY
N Murray Boulevard	22,366