### **FOR LEASE**

# Town & Country Center

430-498 N. MURRAY BOULEVARD. COLORADO SPRINGS. CO 80916

#### **END CAP SUITE AVAILABLE**











## SPACE FOR LEASE

#### **TOWN & COUNTRY CENTER**

- + Join 7-Eleven in this neighborhood retail center with a total of 23,960 SF in three separate buildings and ample parking
- + Signalized intersection at the SWC of North Murray Road at Platte Avenue between busy Academy and Powers Boulevard
- + Easy access to Platte Avenue (Highway 24) the main arterial into downtown to the west and only 2.68 miles from Peterson AFB to the east
- + Property is across from Walgreens, Walmart Neighborhood Market and McDonald's

#### **Property Details**

Lease Rate	\$12.00/PSF NNN	
End Cap Suite Available	Suite 498: 1,680 SF	

#### 2018 Estimated Demographics

	1 mile	3 miles	5 miles
Population	15,982	117,506	256,677
Average Household Income	\$48,174	\$56,557	\$63,059
Households	6,203	47,642	103,651

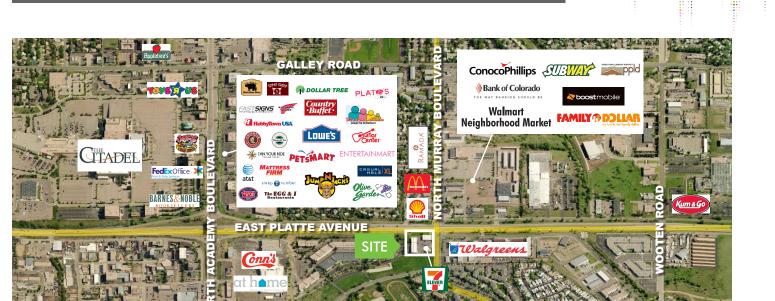
#### **Traffic Counts**

East Platte Avenue at North Murray Boulevard	45,654 (2014)
East Platte Avenue at North Academy Boulevard	43,629 (2015)



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#### **CONTACT US**

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