

NOR'WOOD SHOPPING CENTER

COLORADO SPRINGS, CO



SIZE

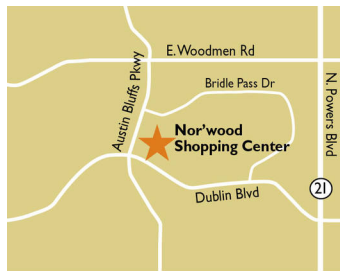
73,082 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|---------|
| Population | 17,594 | 136,016 | 244,511 |
| Households | 6,531 | 49,757 | 91,679 |
| Median HH Income (\$) | 103,449 | 100,782 | 95,828 |

MAJOR TENANT(S)

Safeway
Anytime Fitness



LOCATION

6945 Austin Bluffs Parkway | Colorado Springs, CO 80918

PROPERTY HIGHLIGHTS

- Anchored by Safeway, a top performing grocer in the Colorado Springs area
- Additional tenants include Anytime Fitness, Starbucks, Papa Murphy's, Play Street Museum and Great Clips
- Located in Colorado Springs, the second most populous city in the state, with a population exceeding 136,000 in a three-mile radius with an average household income more than \$115,500
- The center is located at the intersection of Austin Bluffs Parkway and Dublin Boulevard which benefits from over 27,100 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

NOR'WOOD SHOPPING CENTER

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| SPACE | TENANT | SQ. FT. |
|----------------------|---------------------|---------------|
| Shad I | Grease Monkey | |
| 6945 | Anytime Fitness | 4,341 SF |
| 6957 | Great Clips | 1,200 SF |
| 6961 | Nail Perfection | 1,825 SF |
| 7055 | Safeway | 53,963 SF |
| 7065 | Hope Spirits | 5,064 SF |
| 7075 | Play Street Museum | 3,039 SF |
| 7085 | Papa Murphy's Pizza | 2,025 SF |
| 7095 | Julian's Taco Shop | 1,625 SF |
| TOTAL SQ. FT. | | 73,082 |

SITE LEGEND

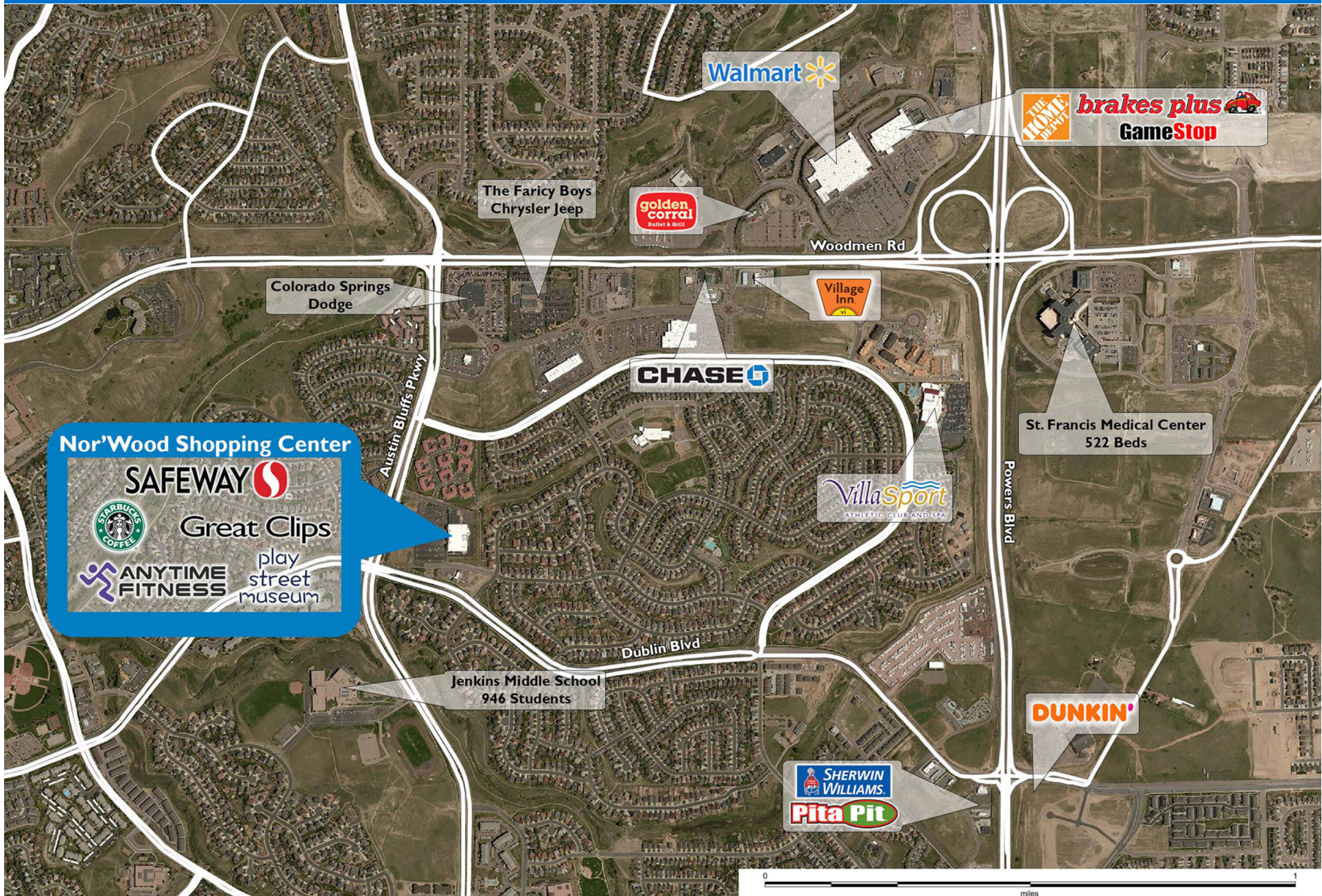
| | |
|---|--|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

NOR'WOOD SHOPPING CENTER

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.93246

Longitude: -104.738838

| Nor'Wood Shopping Center Colorado Springs, CO | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 17,594 | 136,016 | 244,511 |
| | 2028 Projected Population | 18,648 | 147,772 | 268,185 |
| | 2010 Census Population | 15,609 | 110,056 | 191,032 |
| | 2000 Census Population | 8,076 | 80,429 | 143,252 |
| | 1990 Census Population | 1,956 | 53,105 | 101,421 |
| | Historical Annual Growth 1990 to 2000 | 15.23% | 4.24% | 3.51% |
| | Historical Annual Growth 2000 to 2010 | 6.81% | 3.19% | 2.92% |
| | Estimated Annual Growth 2010 to 2023 | 0.87% | 1.55% | 1.81% |
| | Projected Annual Growth 2023 to 2028 | 1.17% | 1.67% | 1.87% |
| | Median Age | 36.1 | 37.1 | 37.3 |
| Households | Q4 2023 Estimated Households | 6,531 | 49,757 | 91,679 |
| | 2028 Projected Households | 6,919 | 53,689 | 99,572 |
| | 2010 Census Households | 5,496 | 39,932 | 72,138 |
| | 2000 Census Households | 2,707 | 28,187 | 52,516 |
| | 1990 Census Households | 637 | 18,674 | 37,729 |
| | Historical Annual Growth 1990 to 2000 | 15.57% | 4.20% | 3.36% |
| | Historical Annual Growth 2000 to 2010 | 7.34% | 3.54% | 3.23% |
| | Estimated Annual Growth 2010 to 2023 | 1.26% | 1.61% | 1.76% |
| | Projected Annual Growth 2023 to 2028 | 1.16% | 1.53% | 1.67% |
| | Population per Household | 2.69 | 2.73 | 2.66 |
| Population by Race | White | 72.4% | 71.0% | 70.2% |
| | Black or African American | 4.8% | 3.9% | 4.1% |
| | Asian & Pacific Islander | 3.2% | 3.8% | 3.7% |
| | Other Races | 6.4% | 7.0% | 7.0% |
| | Hispanic Population | 13.2% | 14.2% | 15.0% |
| Income | Average Household Income | \$111,912 | \$115,596 | \$113,792 |
| | Median Household Income | \$103,449 | \$100,782 | \$95,828 |
| | Per Capita Income | \$41,541 | \$42,371 | \$42,828 |
| Education (Age 25+) | Elementary | 2.1% | 1.4% | 1.3% |
| | Some High School | 1.4% | 2.2% | 2.4% |
| | High School Graduate | 13.8% | 16.4% | 16.9% |
| | Some College | 22.3% | 21.4% | 22.6% |
| | Associates Degree Only | 10.5% | 11.8% | 11.5% |
| | Bachelors Degree Only | 32.2% | 28.4% | 27.8% |
| | Graduate Degree | 17.6% | 18.4% | 17.5% |
| Business | Number of Businesses | 274 | 3,731 | 7,377 |
| | Total Number of Employees | 2,515 | 31,003 | 64,143 |
| | Employees per Business | 9.18 | 8.31 | 8.70 |
| | Residential Population per Business | 64.26 | 36.46 | 33.15 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.