

NOR'WOOD SHOPPING CENTER

COLORADO SPRINGS, CO



SIZE

53,963 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 27,200 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
Shadl	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.		53,963

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.

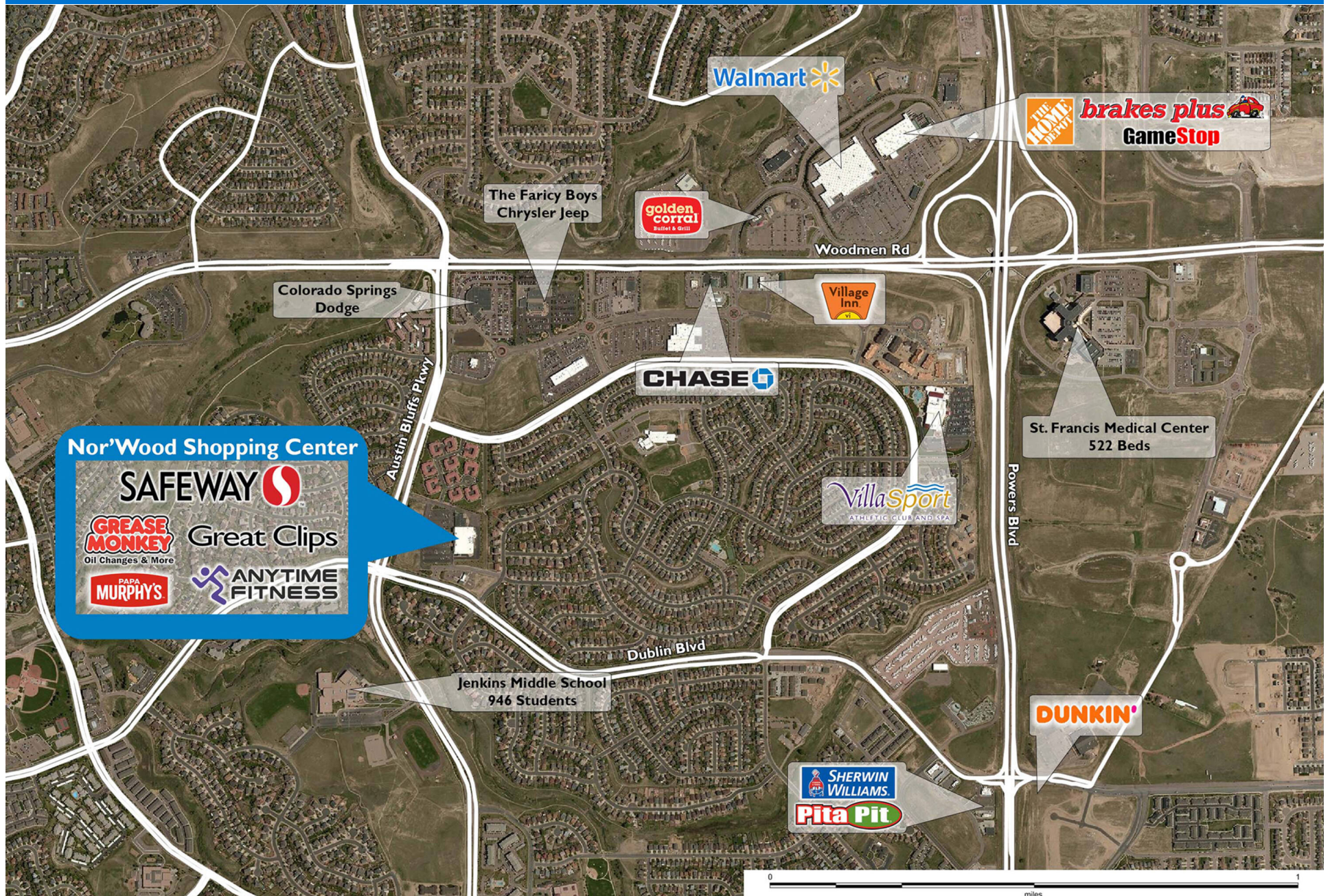
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Demographic Summary Report

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

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