NOR'WOOD SHOPPING CENTER COLORADO SPRINGS, CO

SIZE 73,082 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile	
Populatio 17,594		244,511	
Househol 6,531	l ds 49,757	91,679	
Median HH Income (\$) 103,449 100,782 95,828			

MAJOR TENANT(S)

Safeway Anytime Fitness

LEASING CONTACT

Marissa Visconsi Mobile (303) 547-4386 mvisconsi@phillipsedison.com







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

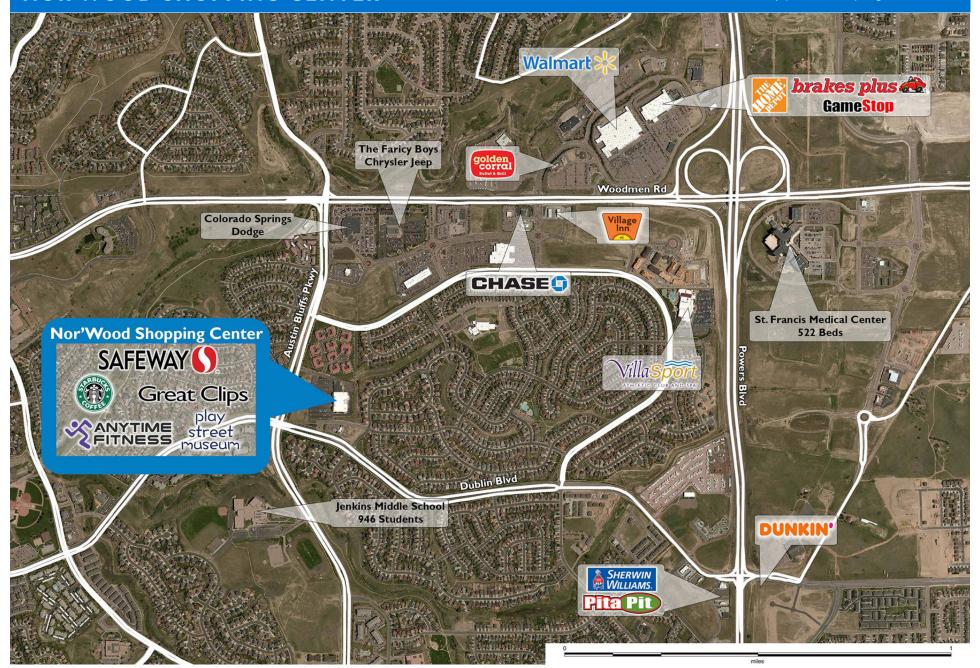




NOR'WOOD SHOPPING CENTER

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			





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** 1.00 Mile Radius 3.00 Mile Radius 5.00 Mile Radius Colorado Springs, CO Q4 2023 Estimated Population 17,594 244,511 136,016 2028 Projected Population 18,648 147,772 268,185 2010 Census Population 15,609 110,056 191,032 2000 Census Population 8,076 143,252 80,429 **Population** 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 Q4 2023 Estimated Households 6,531 91,679 49,757 2028 Projected Households 6,919 53,689 99,572 2010 Census Households 5,496 72,138 39,932 2000 Census Households 52,516 2,707 28,187 Households 1990 Census Households 637 37,729 18,674 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 1.53% 1.67% 1.16% 2.69 Population per Household 2.73 2.66 White 72.4% 71.0% 70.2% Population by Race 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% Average Household Income \$111,912 \$115,596 \$113,792 ncome Median Household Income \$95,828 \$103,449 \$100,782 \$42,828 Per Capita Income \$41,541 \$42,371 2.1% 1.4% 1.3% Elementary Some High School 1.4% 2.2% 2.4% Education High School Graduate 13.8% 16.4% 16.9% Some College 22.6% 22.3% 21.4% Associates Degree Only 10.5% 11.8% 11.5% Bachelors Degree Only 32.2% 27.8% 28.4% 17.5% Graduate Degree 17.6% 18.4% **Number of Businesses** 274 3,731 7,377 Business **Total Number of Employees** 2,515 31,003 64,143 **Employees per Business** 9.18 8.31 8.70

64.26

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

Residential Population per Business

33.15

36.46