

FOR LEASE

MONUMENT MARKETPLACE
15746 Jackson Creek Parkway
Monument, CO 80132



RETAIL



PROPERTY FEATURES

Join These Retailers:



Now leasing multi-tenant retail pad building at the southwest corner of Leather Chaps Dr and Jackson Creek Pkwy. The center is anchored by Home Depot, Kohl's and Super Wal-Mart. Junior boxes include Staples and PetsSmart; and restaurants include Texas Roadhouse and Chili's. The site is located in the fastest growing shopping center in Monument and offers excellent visibility and access.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2016 Population	2,872	24,728	49,230
Avg. HH Income	\$155,447	\$134,757	\$135,834
Traffic Count (1-25 & Baptist Rd)	64,300 vehicles per day		



For more information, please contact:

Greg Kaufman, Principal
+1.719.822-1880 - greg@COREcommbc.com

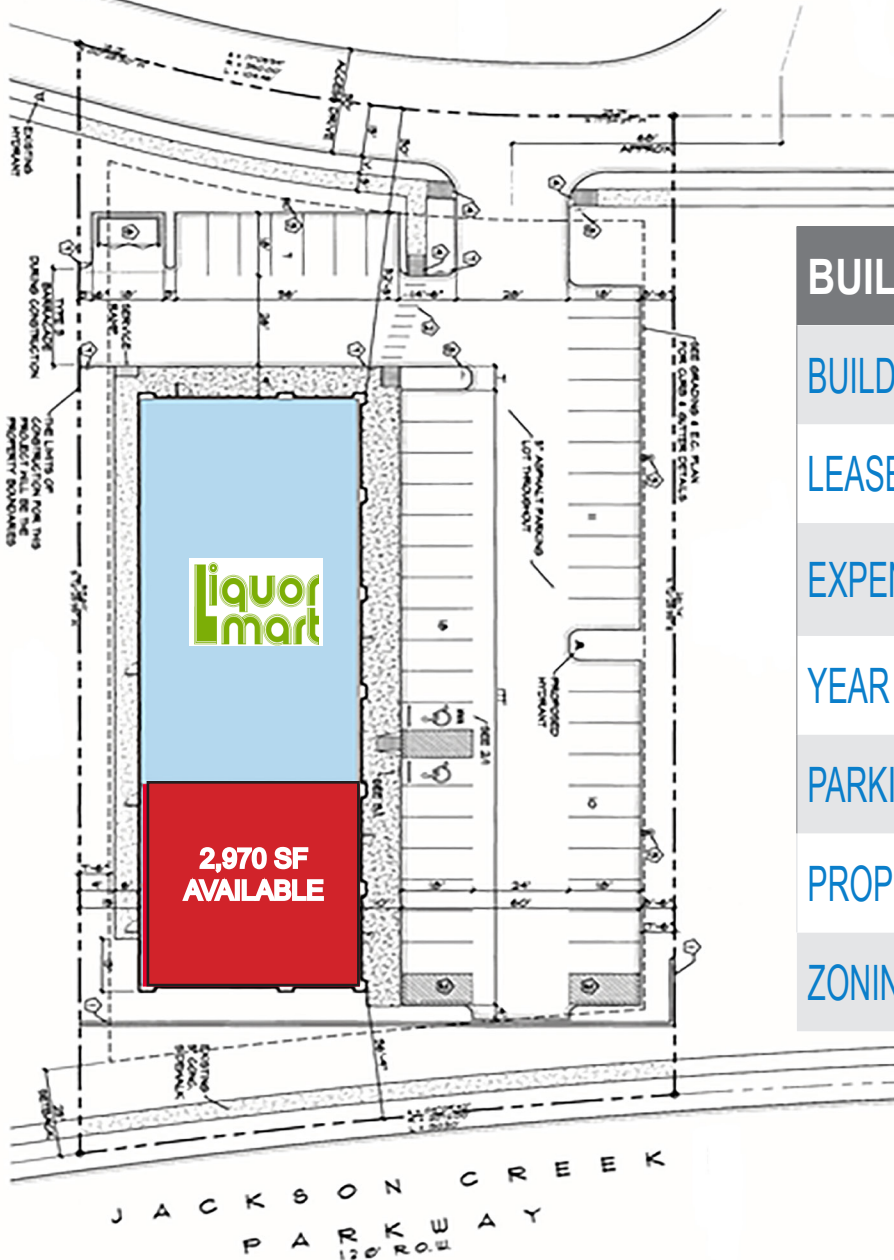
www.COREcommbc.com

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BUILDING FEATURES

BUILDING SIZE	9,520 S
LEASE RATE	\$22.00-\$26.00/SF
EXPENSES	\$6.38 PSF (est.)
YEAR BUILT	2007
PARKING RATIO	3.68 (35 Spaces)
PROPERTY TAX	\$18,006 (2014)
ZONING	PCD



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