

121-127 JUSTICE CENTER ROAD
CANON CITY, CO 81212



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

SHOPS AT **FOUR MILE CREEK**
RETAIL SPACE **AVAILABLE FOR LEASE**

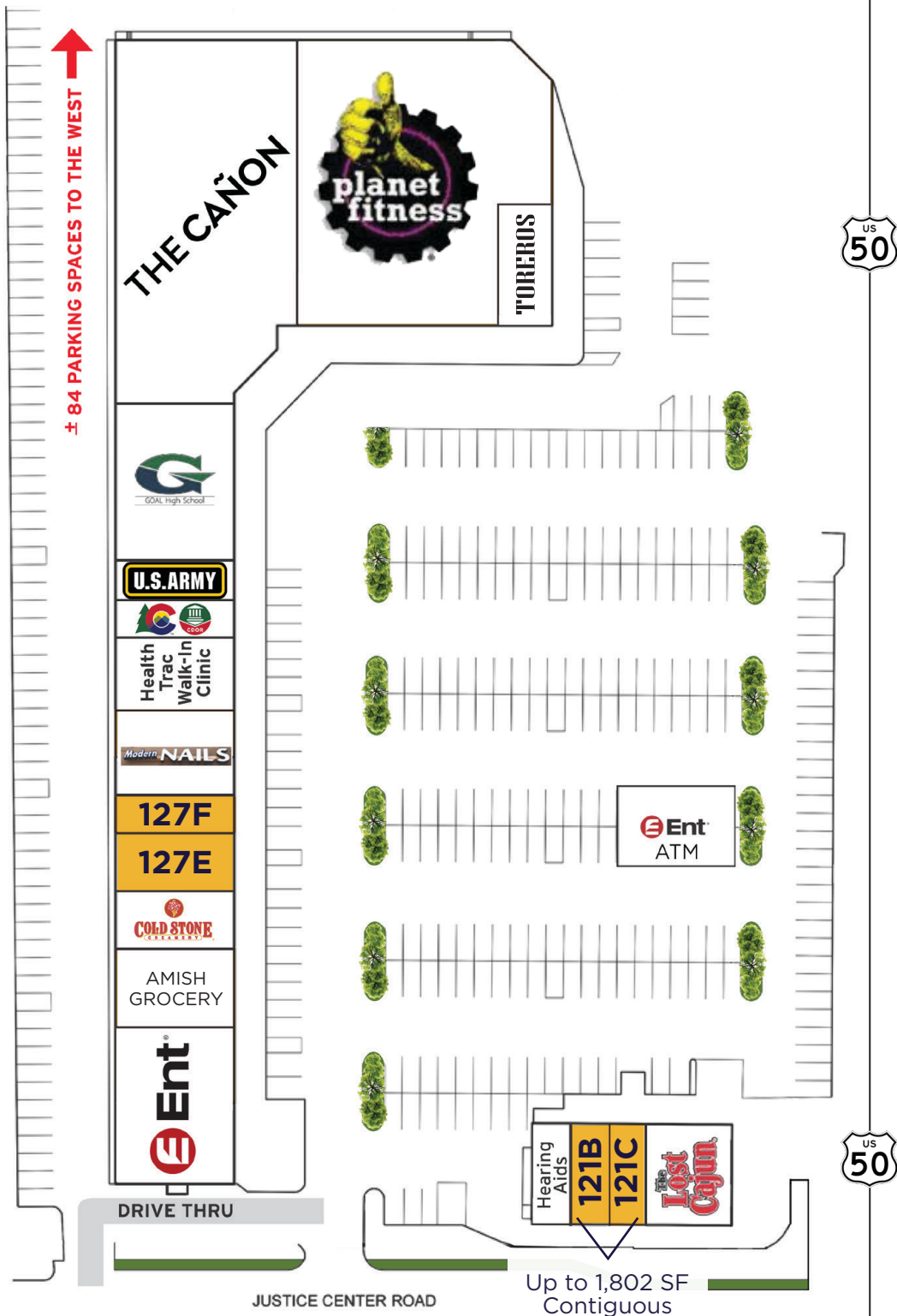
HIGH DAYTIME POPULATION



SHOPS AT **FOUR MILE CREEK**

is located in the center of Cañon City at the intersection of Highway 50 and Justice Center Road. This prominent shopping plaza provides residents and tourists great shopping, dining and entertainment options. Tourists are drawn to the areas natural beauty along the Arkansas River, including river rafting, numerous parks, hiking, canyons and the famous Royal Gorge Bridge and train ride.

- Join Planet Fitness, Ent Credit Union and The Cañon Cinema
- Center benefits from significant up-grades (facade, roof, parking lot)
- Significant employment base within walking distance of the center
- Shop space benefits from high ceilings adaptable to a wide variety of uses
- 19,646 vehicles per day on Highway 50 and Mackenzie Avenue
- Located 45 miles southwest of Colorado Springs and 25 miles northwest of Pueblo



SUITE	SF	TENANT
121A	2,004	The Lost Cajun
121B	899	AVAILABLE
121C	903	AVAILABLE
Up to 1,802 SF Contiguous		
121D	600	Canon City Hearing Aids
127A	2,400	Ent Credit Union
127B	2,400	Ent Credit Union
127C	2,400	Amish Grocery
127D	1,800	Cold Stone Creamery
127E	1,800	AVAILABLE
127F	1,200	AVAILABLE (RESTAURANT)
127G-I	2,600	Modern Nail Salon
127J	2,200	HealthTrac Walk-In Clinic
127K	1,200	Department of Motor Vehicles
127L	1,200	US Army Recruiting Office
127M & N	4,616	Goal Academy High School
127O & P	18,036	The Canon Cinema
127T	2,544	Toreros

PROPERTY DETAILS

GLA ±64,579 SF

PARKING 400± spaces | 6:1,000

LEASE RATE \$12.00-\$15.00 PSF/NNN

NNN Plus \$3.23 (2024 NNN) expenses



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

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ESTIMATED DEMOGRAPHICS

	5 MILE	10 MILE
POPULATION	31,118	39,390
HOUSEHOLDS	11,516	14,950
AVG. HOUSEHOLD INCOME	\$68,031	\$69,889

**SHOPS AT
FOUR MILE CREEK
CANON CITY, CO**

PUEBLO

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