

FOR LEASE

6809-6829 SPACE VILLAGE AVE



1,600 SQFT



ZONING: C-1



\$25.00/NNN



1.97 AC

EST NNN: \$8.40 PSF



MARK USEMAN
SENIOR BROKER
PH: 719 231 7400

DAREK BARTOL
ASSOCIATE BROKER
PH: 727 631 2554

NAI Highland
2 N CASCADE AVE #300
COLORADO SPRINGS, CO 80903

PROPERTY PHOTOS



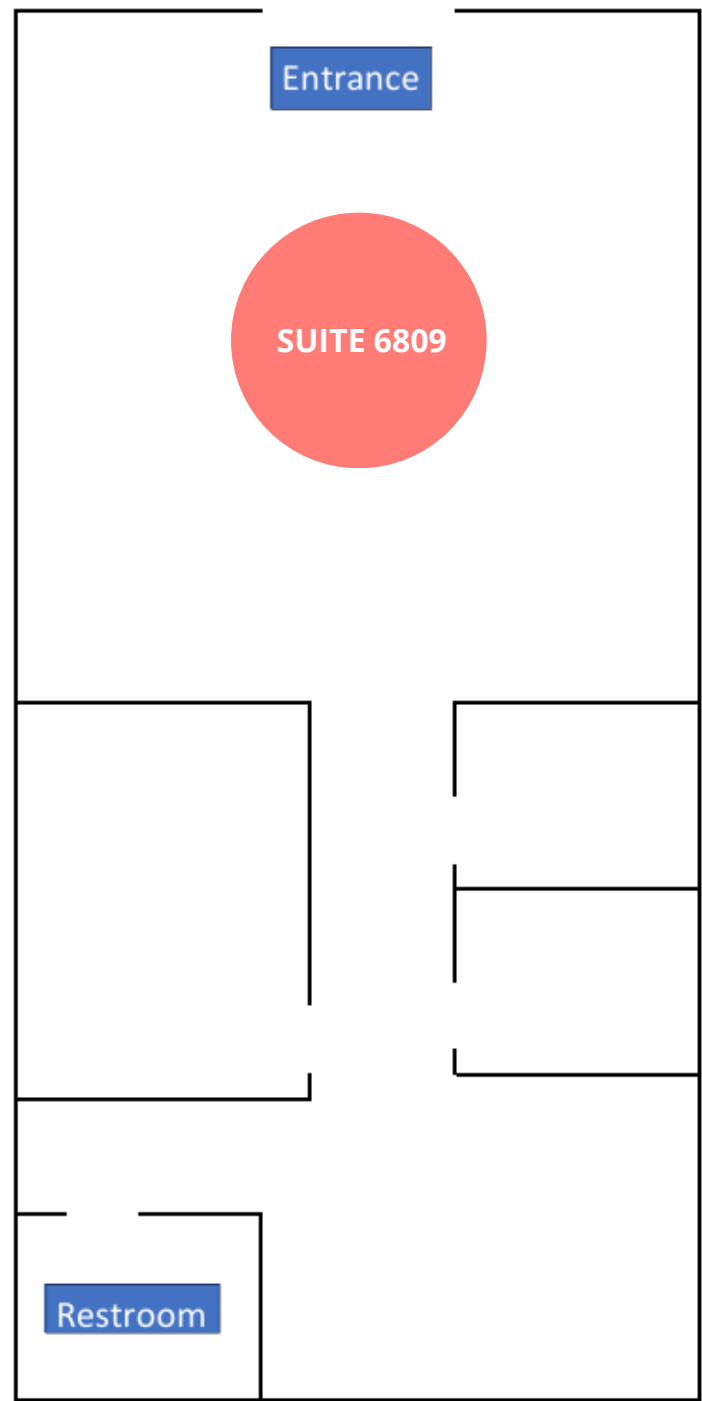
MARK USEMAN
SENIOR BROKER
PH: 719 231 7400

DAREK BARTOL
ASSOCIATE BROKER
PH: 727 631 2554

NAIHighland

2 N CASCADE AVE #300
COLORADO SPRINGS, CO 80903

FLOOR PLAN & SITE PLAN



NAL Highland
2 N CASCADE AVE #300
COLORADO SPRINGS, CO 80903

This aerial map shows the Peterson Square area, a major commercial hub. Key features include:

- Major Roads:** Palmer Park Blvd, Omaha Blvd, Peterson Rd, Airport Rd, E Platte Ave, S Academy Blvd, S Murray Blvd, S Fountain Blvd, and W Stewart Ave.
- Highways:** I-70 (indicated by a yellow shield with '8') and US-24.
- Business Districts:**
 - Citadel Crossing:** A large cluster of businesses including Famous Zales, Cane's, UMB, JCPenney, Burlington, Starbucks, Bath & Body Works, American Eagle Outfitters, Dillard's, Lowe's, PetSmart, AT&T, Office Depot, Office Max, and others.
 - Circle K Area:** Includes Circle K, Subway, Taco Bell, Auto Zone, Waffle House, Scooters Coffee, and Carl's Jr.
 - Walmart Area:** Includes Walmart, Conoco, EconoLodge, and a Super 8.
 - Amazon Area:** Includes Amazon, at home, Dutch Bros, McDonald's, and Maverik.
 - Industrial/Commercial Area:** Includes Taylor Farms, Serco, Collins Aerospace, Michelin, NTD, KEG 1, 7-Eleven, KBR, and others.
- Other Landmarks:** Peterson Space Force Base, Colorado Military Academy, and various smaller businesses like Travelodge, FedEx, and US Mail.
- Subject Property:** A red box labeled "SUBJECT PROPERTY Peterson Square" is located near the intersection of Airport Rd and Peterson Rd.

10/27/2025