

Inline Retail Space FOR LEASE

NAL Highland



BENT GRASS COMMONS *11694 Bent Grass Market View* *Peyton, CO 80831*

- Located just north of the E Woodmen Rd and Meridian Rd signalized intersection
- Right turn in and right turn out development access
- Two Inline Retail Buildings Currently Available For Lease
- Drive-Thru Lanes possible
- Falcon area saw the most growth in single-family home permits in 2022 with 326 permits according to The Pikes Peak Regional Building Department
- Housing Developments in the area:
Bent Grass, Meridian Ranch, Latigo Trails, Woodmen Hills, The Meadows, Falcon Highlands, Paint Brush Hills, Waterbury, Banning Lewis Phase 1 and Phase 2

Building Size: Bldg 1 | $\pm$ 12,000 SF
Bldg 2 | $\pm$ 6,500 SF

Available Space: Bldg 1 | $\pm$ 1,618-3,244 SF
Bldg 2 | Fully Leased

Zoning: CS

Lease Rate: \$32.00 - \$35.00 PSF

NNN's: To Be Determined

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DEMOGRAPHICS (2024)

	 Population	 Households	 Avg HHLD Income	 Avg Home Value	 Businesses	 Employees
1 Mile Radius	5,855	1,886	\$133,833	\$428,877	284	1,679
3 Mile Radius	27,037	8,416	\$138,178	\$444,842	501	3,166
5 Mile Radius	54,331	17,542	\$135,972	\$463,253	747	4,432

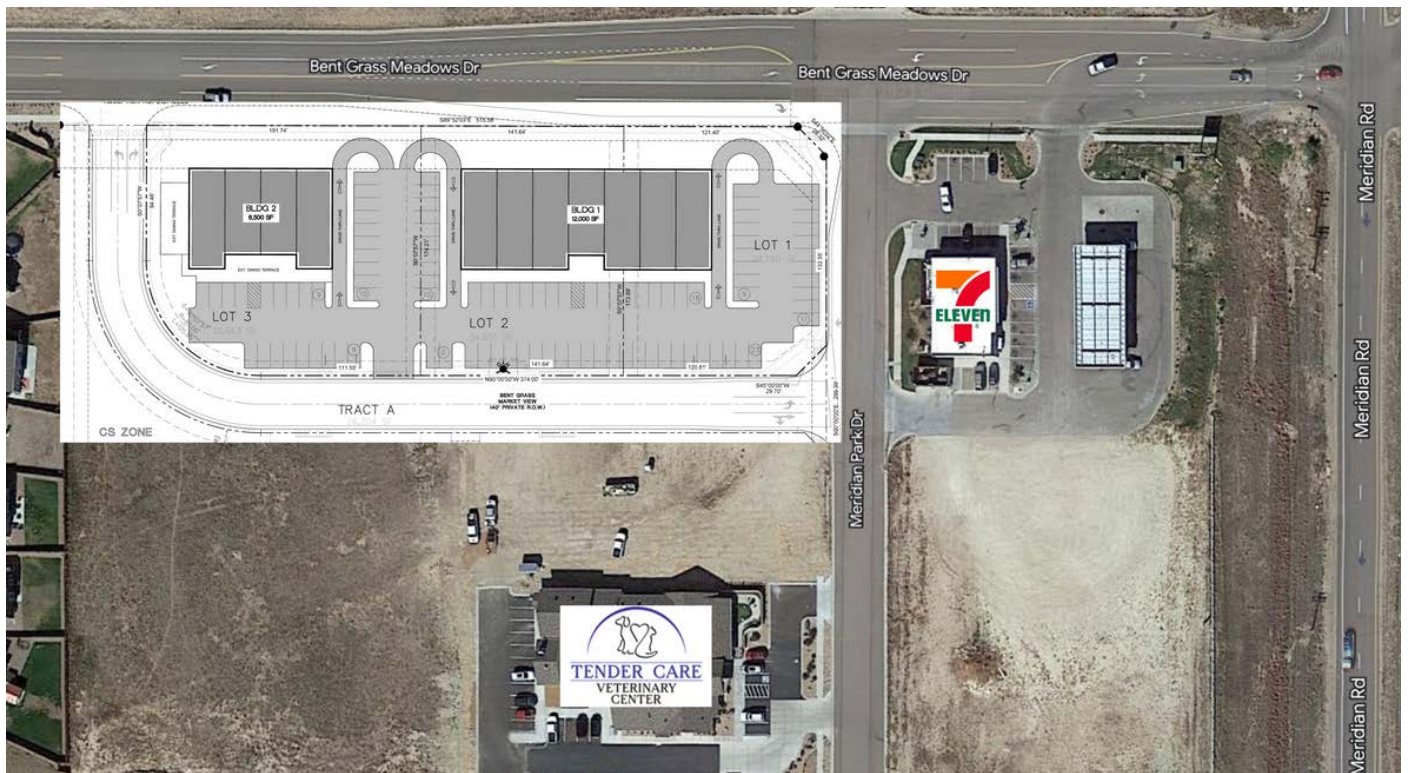
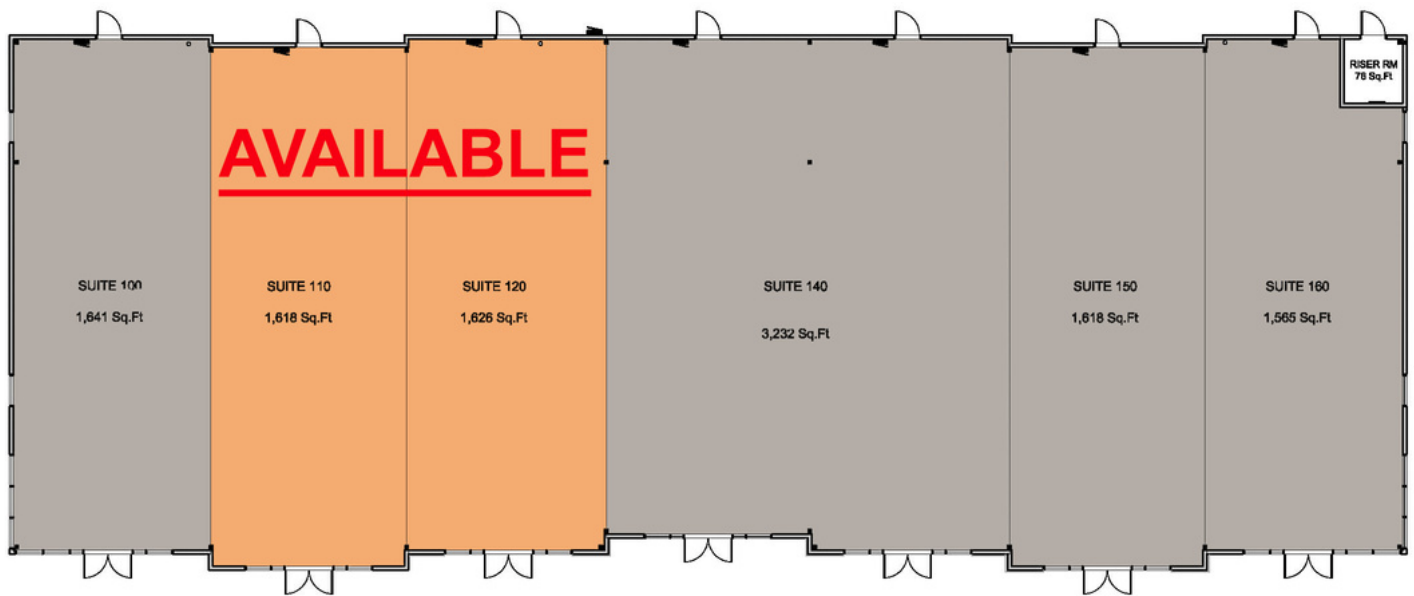
TRAFFIC COUNTS



Meridian Rd & Eastonville Rd (North & South)	28,532 Vehicles Per Day
E Woodmen Rd & McLaughlin Rd (East)	15,103 Vehicles Per Day



BENT GRASS COMMONS BLDG 1 FLOOR PLAN



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Listing on Our
Website



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