

# Standalone Retail Building for Sale or Lease

5761 Constitution Avenue, Colorado Springs, CO 80915



**Excellent Location Near N Powers Blvd**

## PROPERTY OVERVIEW

Now available for sale or lease is a unique freestanding retail building located off of N Powers and Constitution. The property is situated near a vast number of retail/ shops and dense residential neighborhoods. The property was originally constructed as a drycleaning facility, but has since been converted to a daycare center. The high ceilings and open floorplan offer flexibility for a wide variety of uses.

## PROPERTY DETAILS

**Building Size:** +/- 3,244 SF  
**Land Size:** +/- 28,373 SF (0.65 acres)  
**Zoning:** PBC, CU, AO  
**Date Constructed:** 2003  
**Lease Rate:** \$22 - \$25 PSF, NNN  
**Sales Price:** \$1,595,000

**Taylor Stamp**  
Managing Broker  
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## PROPERTY FEATURES:

- Excellent location near N Powers Blvd within in a retail hub
- Property includes a large and highly visible monument sign along N Powers Blvd
- High Ceilings (16') and open floorplan
- Drive through window capability
- Formerly and nearly Turn-Key for a daycare facility
- Originally constructed for a dry-cleaning facility
- 3-phase power
- Playground/ outdoor area



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