# FOR LEASE:

## THE MARKETS AT MAIZELAND

*3814-3960 Maizeland, Colorado Springs*

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3814-3960 MAIZELAND RD
**COLORADO SPRINGS, 80909**

LEASE RATE
**$15/SF NNN**

SITE SIZE
**3.95 ACRES**

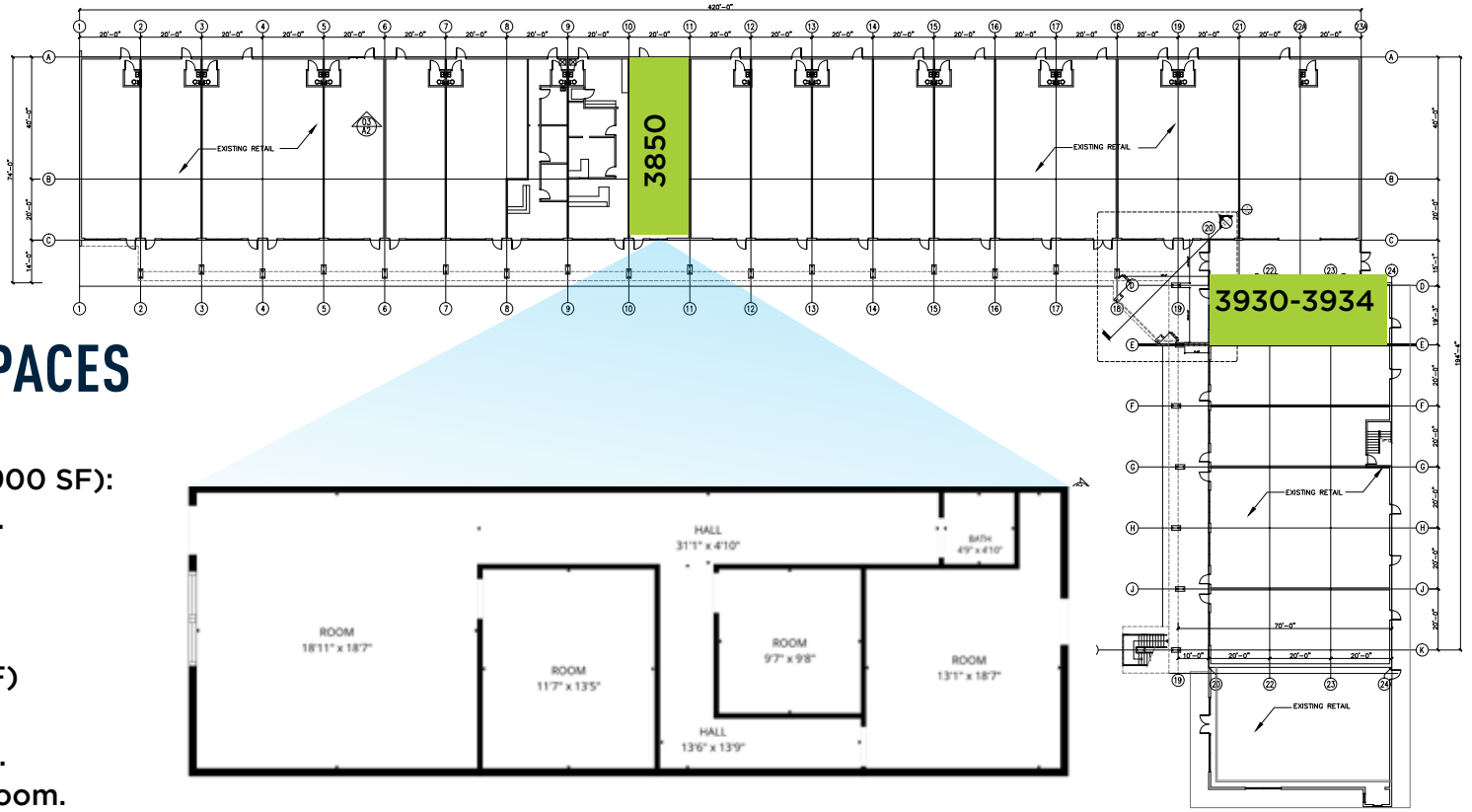
BUILDING SIZE
**45,434 SF**

PARKING RATIO
**7.40/1,000 SF**

YEAR BUILT
**1977**

ZONING
**PBC UV**

# FLOOR PLANS




## AVAILABLE SPACES

Unit 3930-3934 (1,900 SF):
- Spa Infrastructure.
- Mountain Views.
- Private Balcony.

Unit 3850 (1,200 SF)
Highlights:
- In Suite Bathroom.
- Back warehouse room.
- Two private offices.

Unit: 3930-3934

Unit: 3850

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# PROPERTY INFORMATION

- Situated on the corner of Maizeland and Academy Blvd
- High Visibility from Academy Blvd (21,068 VPD)
- Unique Tenant Mix

## Demographics

| POPULATION | | | |
|---|---|---|---|
| 2028 Projection | 12,087 | 115,550 | 310,960 |
| 2023 Estimate | 12,387 | 115,489 | 121,779 |
| Average Household Size | 2.35 | 2.39 | 2.44 |
| Median Age | 40.2 | 37.6 | 36.2 |
| 2023 Avg Household Income | $84,885 | $81,965 | $86,691 |
| **HOUSEHOLDS** | | | |
| 2024 Households | 5,252 | 47,894 | 121,779 |
| 2033 Projection | 9,733 | 46,962 | 107,218 |
| Avg Household Size | 2.5 | 2.5 | 2.4 |
| **HH MARITAL STATUS** | | | |
| Married | 2,631 | 175,770 | 40,507 |
| Married With Children | 2,740 | 11,982 | 25,996 |
| **HOUSEHOLD INCOME** | | | |
| 2024 Average Income | $25,663 | $27,269 | $32,837 |
| 2024 Median Income | $48,144 | $55,263 | $62,490 |
| **HOUSING** | | | |
| 2024 Owner Occupied | 3,216 | 21,880 | 55,704 |
| 2024 Median Home Value | $314,056 | $327,568 | $361,788 |

# NEARBY RETAIL

# LOCATION

*3814-3960 Maizeland Rd*

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