

NOR'WOOD SHOPPING CENTER

COLORADO SPRINGS, CO



SIZE

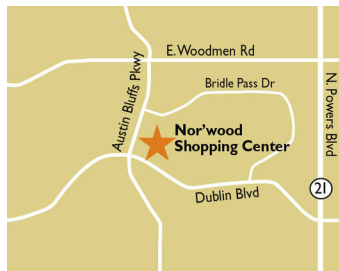
73,082 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
20,093	137,171	238,983
Households		
7,042	49,142	88,483
Median HH Income (\$)		
94,910	89,518	86,191

MAJOR TENANT(S)

Safeway
Anytime Fitness



LOCATION

6945 Austin Bluffs Parkway | Colorado Springs, CO 80918

PROPERTY HIGHLIGHTS

- Anchored by Safeway, a top performing grocer in the Colorado Springs area
- Additional tenants include Anytime Fitness, Starbucks, Papa Murphy's, Play Street Museum and Great Clips
- Located in Colorado Springs, the second most populous city in the state, with a population exceeding 137,100 in a three-mile radius with an average household income more than \$107,500
- The center is located at the intersection of Austin Bluffs Parkway and Dublin Boulevard which benefits from over 27,200 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
Shadl	Grease Monkey	
6945	Anytime Fitness	4,341 SF
6957	Great Clips	1,200 SF
6961	Nail Perfection	1,825 SF
7055	Safeway	53,963 SF
7065	Hope Spirits	5,064 SF
7075	Play Street Museum	3,039 SF
7085	Papa Murphy's Pizza	2,025 SF
7095	Julian's Taco Shop	1,625 SF
TOTAL SQ. FT.		73,082

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

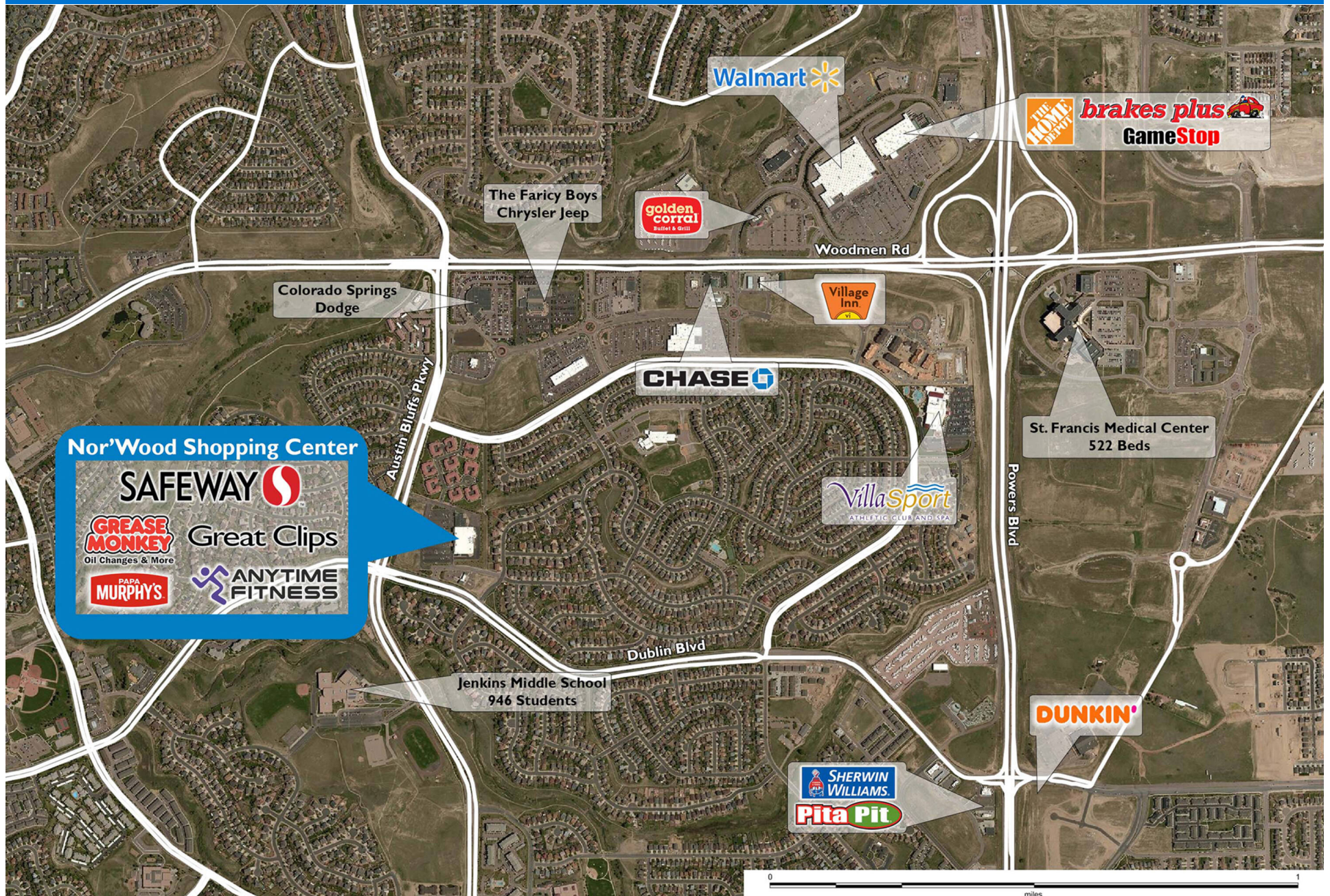
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Nor'Wood Shopping Center Colorado Springs, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	20,093	137,171	238,983
	2027 Projected Population	21,850	148,193	257,157
	2010 Census Population	15,718	109,309	191,924
	2000 Census Population	7,799	78,260	143,652
	1990 Census Population	2,083	50,041	100,883
	Historical Annual Growth 1990 to 2000	14.11%	4.57%	3.60%
	Historical Annual Growth 2000 to 2010	7.26%	3.40%	2.94%
	Estimated Annual Growth 2010 to 2022	1.94%	1.80%	1.73%
	Projected Annual Growth 2022 to 2027	1.69%	1.56%	1.48%
	Median Age	35.6	36.6	37.5
Households	Q2 2022 Estimated Households	7,042	49,142	88,483
	2027 Projected Households	7,637	52,798	94,466
	2010 Census Households	5,543	39,619	72,293
	2000 Census Households	2,639	27,407	52,543
	1990 Census Households	695	17,464	37,258
	Historical Annual Growth 1990 to 2000	14.28%	4.61%	3.50%
	Historical Annual Growth 2000 to 2010	7.71%	3.75%	3.24%
	Estimated Annual Growth 2010 to 2022	1.89%	1.70%	1.60%
	Projected Annual Growth 2022 to 2027	1.64%	1.45%	1.32%
	Population per Household	2.85	2.79	2.69
Population by Race	White	74.7%	74.1%	74.1%
	Black or African American	4.4%	3.8%	4.1%
	Asian & Pacific Islander	3.3%	3.6%	3.3%
	Other Races	5.2%	5.2%	5.1%
	Hispanic Population	12.4%	13.3%	13.4%
Income	Average Household Income	\$107,523	\$107,573	\$103,824
	Median Household Income	\$94,910	\$89,518	\$86,191
	Per Capita Income	\$37,686	\$38,540	\$38,631
Education (Age 25+)	Elementary	1.9%	1.4%	1.3%
	Some High School	1.3%	2.4%	2.5%
	High School Graduate	12.5%	16.5%	16.9%
	Some College	22.0%	21.7%	22.8%
	Associates Degree Only	10.6%	11.8%	11.8%
	Bachelors Degree Only	33.5%	28.6%	27.3%
	Graduate Degree	18.1%	17.8%	17.4%
Business	Number of Businesses	284	3,364	7,095
	Total Number of Employees	3,046	36,299	83,465
	Employees per Business	10.74	10.79	11.76
	Residential Population per Business	70.87	40.78	33.68

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.