

# Retail Space For Lease



Angler's Covey Retail Building  
Colorado Springs, Colorado

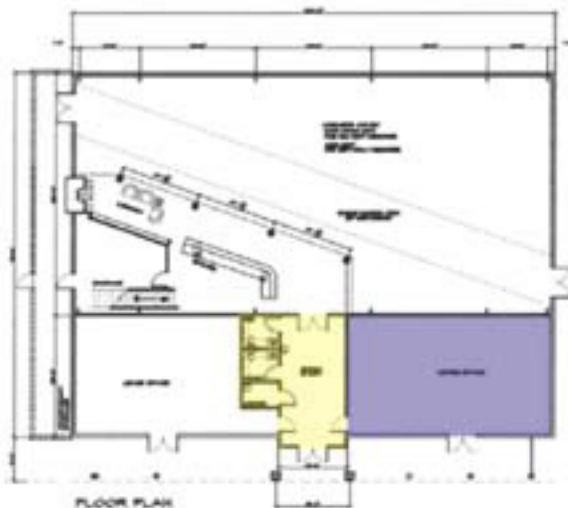


## PROPERTY COMMENTS

Rare Opportunity! High traffic location at busy intersection of Highway 24 and 21st Street. Traffic counts on Highway 24 exceeding 46,000 vehicles per day!

**LOCATION:** 297 S 21st Street  
at Highway 24 Intersection

**AVAILABILITY:** 1148 sq. ft. Total  
- 1050 sq.ft. Retail  
- 98 sq.ft. Common



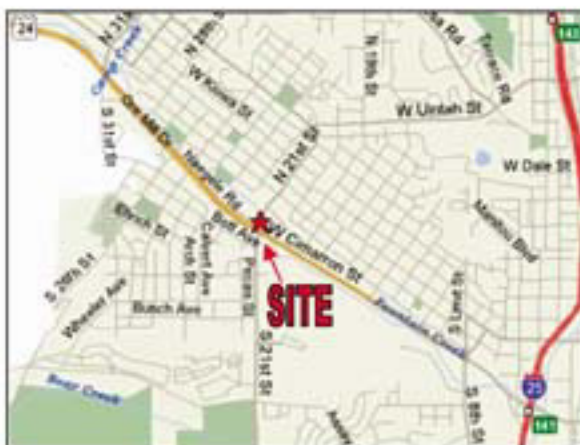
**LEASE RATE:** ~~\$1,750/month + NNN~~  
**Price Reduced now \$1200/month +NNN**  
**ESTIMATED NNN:** \$385/month

**ZONING:** PBC - Retail Uses

**JOIN:**



**blindsided**



## CONTACT

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