

NOW LEASING!

InterQuest Parkway & Voyager Parkway
COLORADO SPRINGS, CO



 NORWOOD

AVAILABLE PAD SITES

- | | | |
|--|--|--|
| 1 AVAILABLE PAD SPACE PAD SIZE - 1 ACRE | 5 AVAILABLE PAD SPACE PAD SIZE - 1.87 ACRES | 8 AVAILABLE PAD SPACE PAD SIZE - .42 ACRE |
| 2 AVAILABLE PAD SPACE PAD SIZE - 11.1 ACRES | 6 AVAILABLE PAD SPACE PAD SIZE - .84 ACRE | |
| 4 AVAILABLE PAD SPACE PAD SIZE - 2.48 ACRES | 7 AVAILABLE PAD SPACE PAD SIZE - 1.76 ACRE | |

AVAILABLE INLINE SPACE

- 3** AVAILABLE INLINE SPACE SIZE - 4,800 SF | DIVISIBLE



February 2024

For Leasing Information please contact:

Bob Cope
 Norwood Development Group
 o // 719.593.2615
 c // 719.330-7272
 bcope@norwood.dev
 www.norwood.dev

InterQuest
 Marketplace

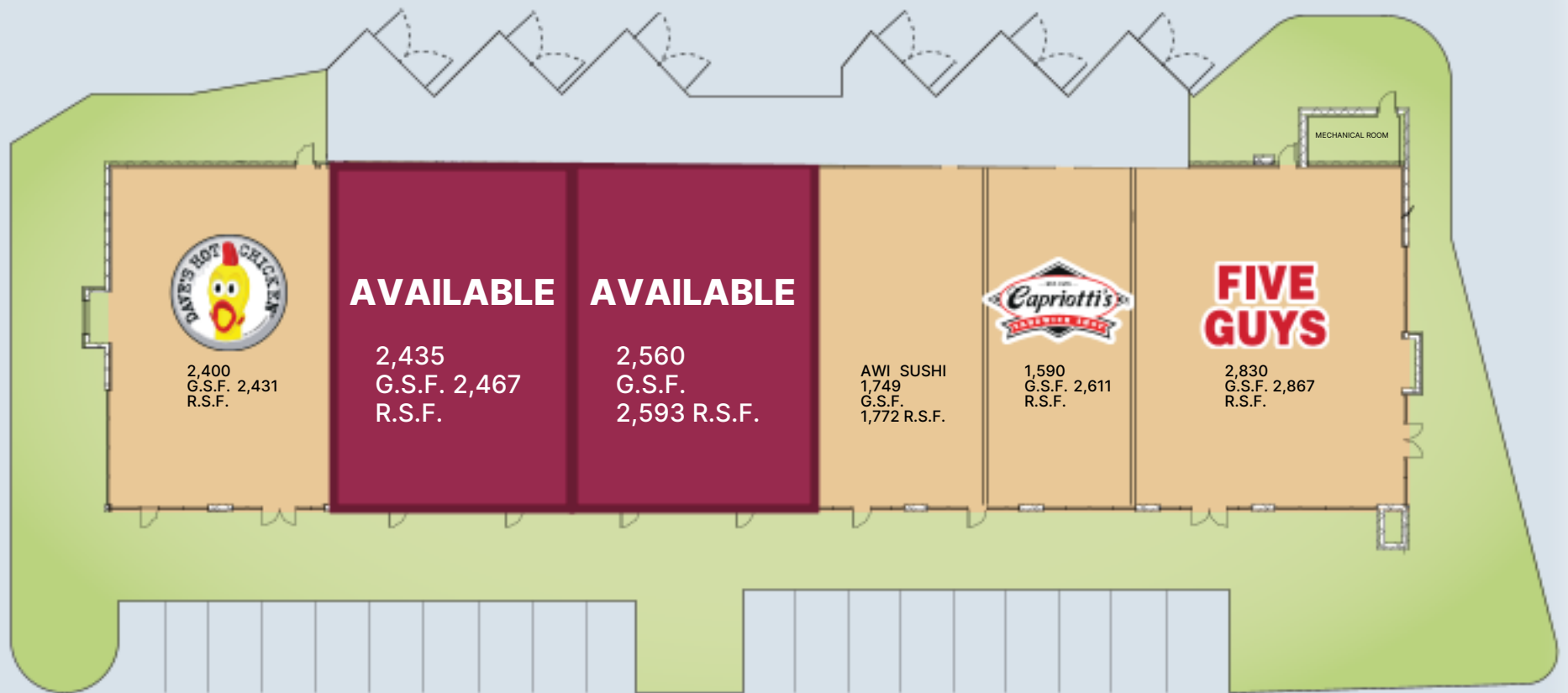
NORWOOD
 InterquestColorado.com



THIS EXHIBIT IS A GENERAL SITE PLAN ONLY AND IS NOT A REPRESENTATION REGARDING THE EXISTENCE, SIZE, CONFIGURATION, LOCATION, PARKING OR OPENING DATE OF ANY PAD, MAJOR USER, RETAIL ANCHOR, OR ANY TENANT OF OR OCCUPANCY OR PARKING CONFIGURATION, LOCATION, CONSTRUCTION OR COMPLETION OF CONSTRUCTION OF ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS THEREON OR THERETO. SAID EXHIBIT IS SUBJECT TO CHANGE FROM TIME TO TIME AND TO THE APPROVAL OF ALL GOVERNMENTAL AGENCIES AND AUTHORITIES HAVING JURISDICTION THEREOVER.

LOT 4 SITE PLAN

Interquest Parkway | Colorado Springs, CO





Great Wolf Lodge & Water Park:

First-class destination resort

311 guest suites

380,000 SF of entertainment & lodging

Features 65,000 SF indoor water park

33,000 SF indoor play park

TRADE AREA

Interquest Parkway | Colorado Springs, CO



Base Map - Google Earth Pro

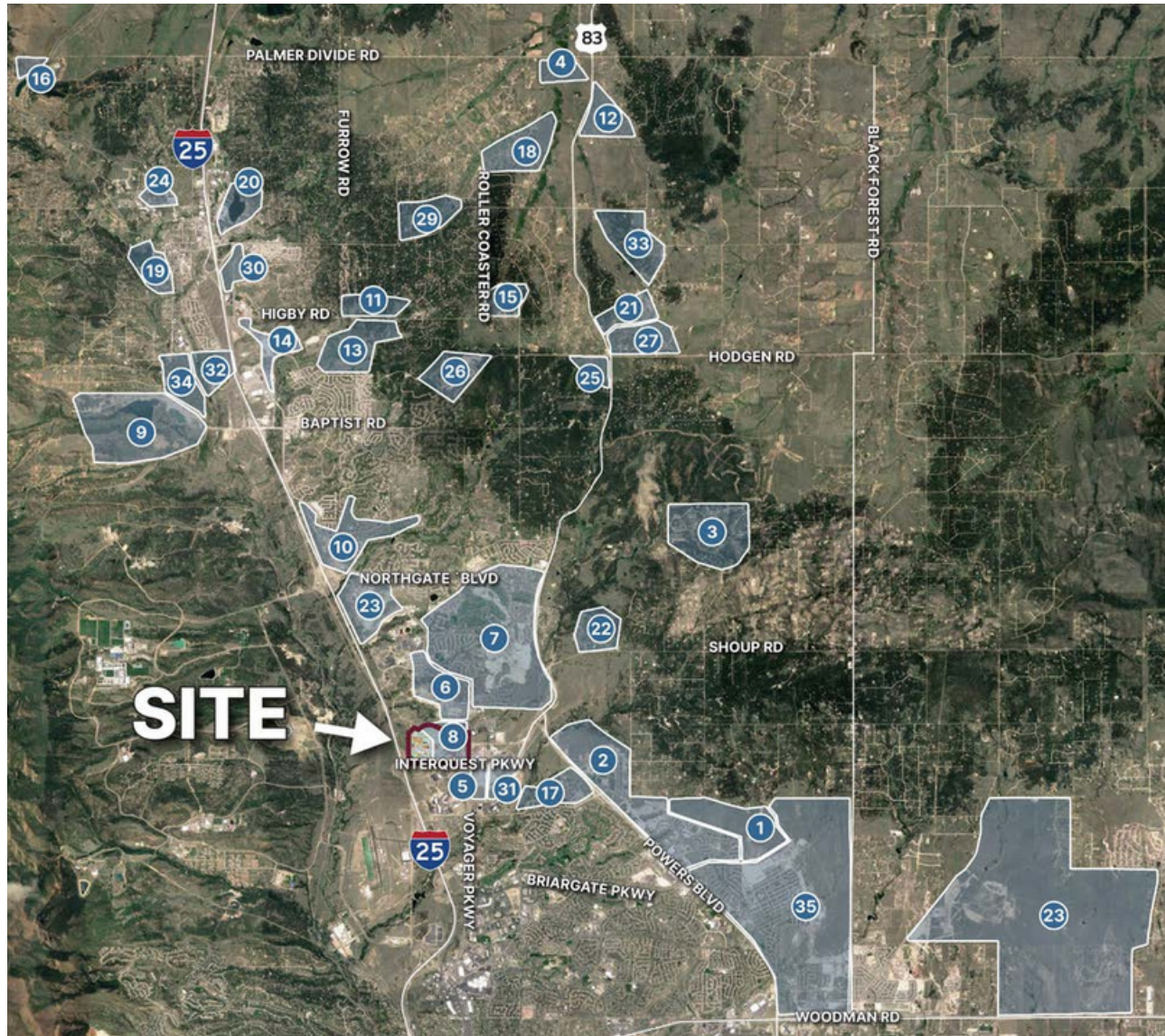
TRADE AREA

Interquest Parkway | Colorado Springs, CO



NEW HOUSING DEVELOPMENTS

Interquest Parkway | Colorado Springs, CO



HOUSING LEGEND

ID	DEVELOPMENT	PLANNED UNITS	BUILT UNITS	REMAINING UNITS
1	Bradley Ranch.....	411	411	0
2	Briargate - Cordera & North Fork.....	2,860	2,733	127
3	Cathedral Pines.....	161	153	8
4	Cherry Springs Ranch.....	42	14	28
5	District at Victory Ridge.....	654	223	431
6	Farm - Colorado Springs.....	520	483	37
7	Flying Horse.....	3,838	1,918	1,920
8	Foothills Farm.....	83	260	253
9	Forest Lakes.....	513	338	175
10	Gleneagle - Summit & Vistas.....	55	46	9
11	Grandwood Ranch.....	48	17	31
12	Hawk Ridge.....	35	26	9
13	Home Place Ranch.....	898	0	898
14	Jackson Creek.....	1,419	1,017	402
15	Jackson Ranch.....	31	23	8
16	Kemper.....	19	4	15
17	Kettle Creek.....	587	328	259
18	Kings Deer Highlands.....	378	358	20
19	Lake of the Rockies.....	156	126	30
20	Lake at Woodmoor.....	126	20	106
21	Majestic Pines.....	20	13	7
22	New Breed Ranch.....	91	20	71
23	Northgate Villas.....	72	69	3
24	Pioneer Preserve.....	16	14	2
25	Rolling Ridge Estates.....	16	4	12
26	Sanctuary Pointe.....	638	580	58
27	Settlers Ranch.....	13	6	7
28	Sterling Ranch.....	5,369	297	5,072
29	Tall Pines Ranch.....	56	50	6
30	The Village.....	245	107	138
31	Villages at College Creek.....	138	204	122
32	Wagons West.....	131	16	90
33	Walden III & Preserve.....	294	204	90
34	Willow Springs Ranch.....	397	135	262
35	Wolf Ranch.....	6,612	2,785	3,827
TOTAL		26,887	13,002	13,885

SOURCE: Metrostudy, 2023

Colorado Springs

ATTRACTIONS ABOUND

within a short drive of Downtown CO Springs

- Garden of the Gods (6 MI)
- Pikes Peak (30 MI)
- Boradmoor Seven Falls (2.4MI)
- Cheyenne Mountain Zoo (6.8 MI)

TOTAL POPULATION

**755
105**

Average Age
37

With **50%** of the population between **25** and **64**

TOTAL BUSINESSES

19,331

The region boasts a cybersecurity industry that is one of the top five for jobs in the nation, an unmatched aerospace and defense cluster that is a hub for national military technology and strategy, a sports industry fueled by 57 national and international sports organizations, and groundbreaking innovation in life sciences and medical devices.

TOP INDUSTRIES BY JOBS

- HEALTH CARE & SOCIAL SERVICES **28,824** JOBS
- RETAIL **25,636** JOBS
- PROFESSIONAL, SCIENTIFIC, & TECHNICAL **19,577** JOBS

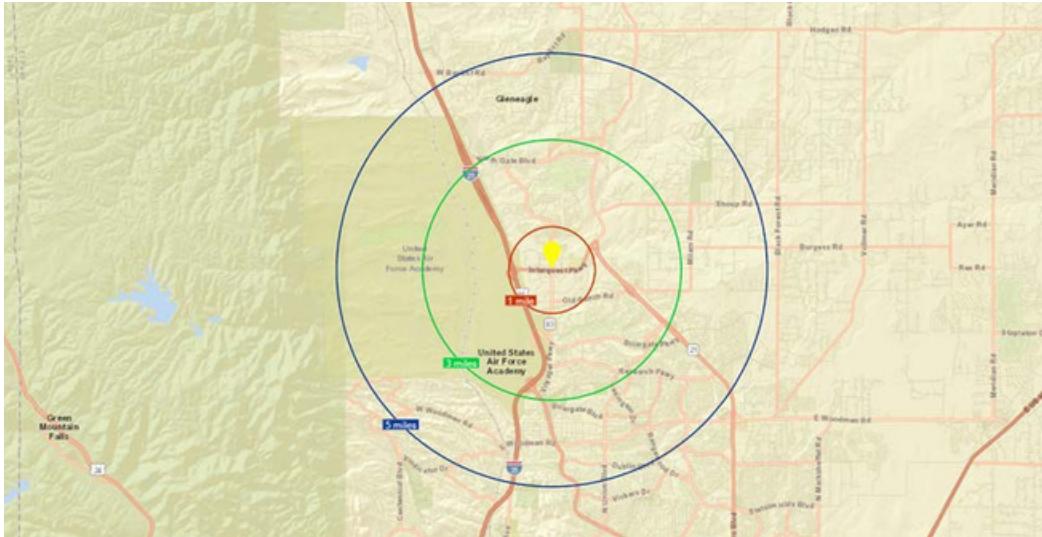
United States Air Force Academy

- 4,304 cadets
- 570 faculty (71 % military; 29% civilian)
- 1,320 cadet dorm rooms

LABOR FORCE
221,749

24 MM
Visitors to Colorado Springs in 2021





MAP COURTESY OF ESRI

TRAFFIC COUNTS

Location	Cars/Day
INTERQUEST PKWY NORTHEAST OF FEDERAL DR	32,067
INTERQUEST PKWY WEST OF VOYAGER PKWY	34,135
VOYAGER PKWY NORTH OF INTERQUEST PKWY	19,166
I-25 SOUTH OF INTERQUEST PKWY	82,864

SOURCE: COSTAR, 2023

DEMOGRAPHICS | COMPARISON SUMMARY

Categories	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	4,884	37,409	119,051
PROJ. POPULATION IN 2027	5,971	42,233	127,512
AVG. HOUSEHOLD INCOME	\$157,927	\$166,608	\$145,979
DAYTIME POPULATION (EMPLOYEES)	6,256	32,136	57,934

SOURCE: ESRI 2022



RETAIL LEASING

Bob Cope
719.593.2615
719.330.7272
BCope@Norwood.dev

DEVELOPER


NORWOOD