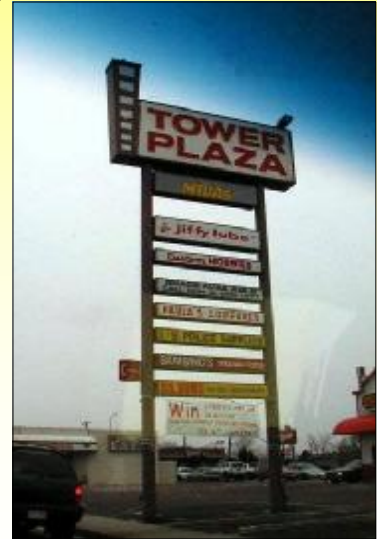


**Retail/Lube—Platte & Circle—2865 E. Platte**  
**Former Lube Store—2433 Square Feet Including Basement**



Huge free-standing sign on Circle Drive for Tenant use!  
Plus very tall sign pole and on-building signage too.



Join this high traffic, well-maintained center on Circle Drive at Platte Avenue SE corner. Central business location. Good mix of businesses, including a drive-up hamburger shop, Midas Muffler, Bambino's Restaurant, Hair Salon, Subway, Performance Audio, Jackson Hewitt and quality other merchants. Great Signage on building and on Tower Plaza main signpost. High traffic without Academy prices! MINIMAL AUTO REPAIR USE OK, was a lubrication store. Owner will remodel depending on deal.

**3-5 yr Lease**  
**\$1,400/mo. nnn**  
(nnn= \$268/mo or \$1.28/sf)  
**Plus utilities**

**Summary Details:**

- ◆ 1233 sq ft available is on ground level plus 1200 SF basement with outside exit, next to Bambino's restaurant—a former lubrication store.
- ◆ Convert to coffee shop, insurance office, auto aftermarket, café, be creative...
- ◆ Zoned C-6—1 mile from Academy and Citadel Mall.
- ◆ 4—14' hi Overheads, 2 bathrooms, office, reception, waiting room, and storage
- ◆ Plenty of parking spaces
- ◆ Year of construction 1978

**CONTACT:**

**Chuck Armstrong**  
**719-634-0500**  
**Cell 231-3545**  
**[Chuck@TheSpaceTeam.com](mailto:Chuck@TheSpaceTeam.com)**

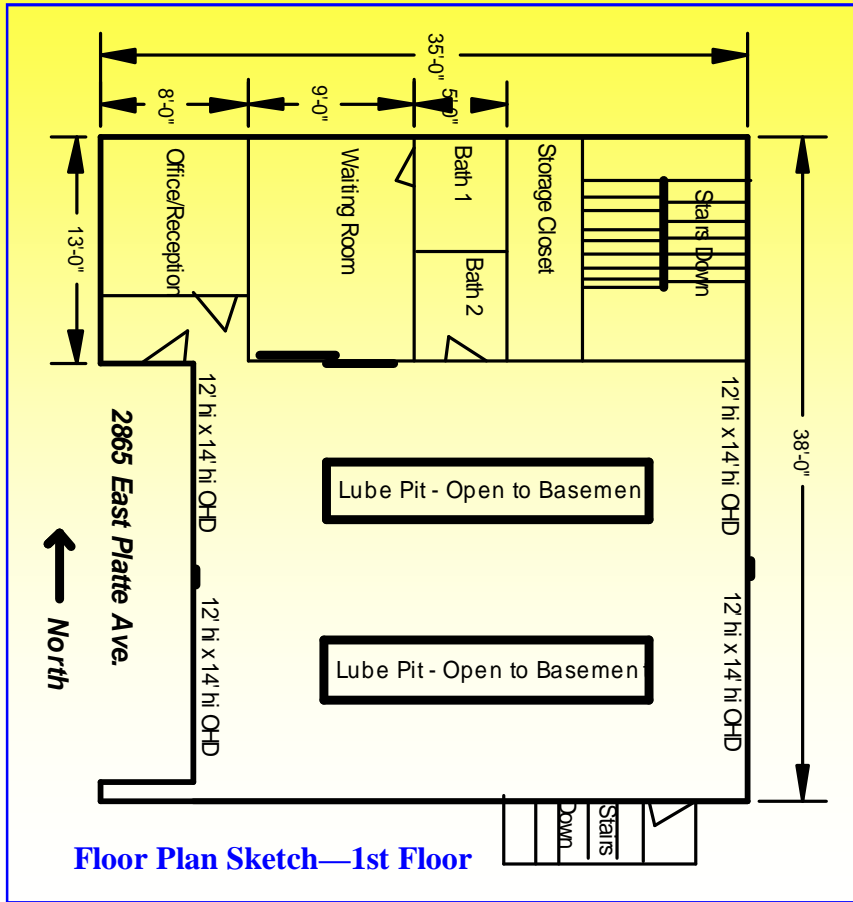


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February, 2010

**Weichert Commercial Affiliates - Colorado Springs, Colorado**



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