

MONUMENT:

WHERE YOU BELONG



COMMUNITY PROFILE

Located along I-25 just 20 miles north of Colorado's second largest city, Colorado Springs, the Town of Monument is also an easy drive to Denver, 53 miles to the north. It's a rapidly growing community, with excellent schools, beautiful scenic surroundings, easy access to outdoor recreation, all with that small town feel that provides the quality of life that makes Monument so desirable.



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www.townofmonument.org

Madeline VanDenHoek, Economic Development/Marketing Manager, mvandenhoek@tomgov.org, 719-884-8013



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MONUMENT TRADE AREA DEMOGRAPHICS



46,460

AREA
POPULATION

* expected to increase to 53,627 by 2023



16,140

NUMBER OF
HOUSEHOLDS

* expected to increase to 18,951 by 2023



41.4

MEDIAN
AGE



\$113,975

MEDIAN
HOUSEHOLD INCOME



\$395,688

MEDIAN
HOME VALUE



- **OUTDOOR RECREATION** - easy access to extensive walking, hiking and mountain bike trails



- **EDUCATION** - 7,000 students in Lewis Palmer School District #38
 - o Accredited with distinction by State of Colorado
 - o Highly-qualified teachers; more than 60% of teachers have master's or doctoral degrees
 - o Named to the College Board Advanced Placement Honor Roll four times
 - o Students place in top 10% for college entrance and state exams
 - o More than 85% of graduates continue to post-secondary education



- **TOURISM** – 23 million people visited Pikes Peak region in 2018
 - o Visitors spent \$2.4 billion, resulting in \$100 million in annual local tax receipts



- **US Air Force Academy** – Entrance is 4 miles south of Monument; home to 4,000 cadets and 2,000 active duty Airmen; 200,000 annual visitors
 - o Building new \$58 million Air Force Academy Gateway Visitor Center 4 miles south of Monument
 - o Falcon Stadium holds 46,000 fans for Air Force Football and other events



- **Airports** – Monument is conveniently located 30 miles north of Colorado Springs Airport, and 65 miles south of Denver International Airport



- **Acres Available for Development** – 500

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AVAILABLE PROPERTIES

SITE	LOCATION
Old Denver Road	West side of I-25
Monument Marketplace	Jackson Creek
Monument Marketplace North	Jackson Creek
Monument Plaza	Highway 105 West
Cipriani Loop	Highway 105 East
Wolf Court	Beacon Lite Road North
Baptist Road/Monument Ridge	Jackson Creek
Forest Lakes Commons	West side of I-25
Synthes Avenue	Monument Rock Business Park
Hwy 105/Jackson Creek	Jackson Creek North

POISED FOR DEVELOPMENT

The Town of Monument is ready to expand.

We are a small town, with the most amazing views of Pikes Peak, in the middle of two major cities. We're a pro-business community eager to welcome retailers and new business owners.

We have the infrastructure in place, including a development review team for quick approvals.

We've invested in the roads, interchanges and preparing available land to make your transition here expedient, affordable, productive and profitable. Contact us today to learn more about why Monument is where you belong.

ENTERPRISE ZONE - Monument is included in a Colorado Enterprise Zone, which provides tax credits and incentives to businesses within these zones, as well as businesses relocating within a zone. Businesses in the Enterprise Zone may save thousands of dollars on their Colorado income tax bill each year for any or all of the following:

- Making capital investments
- Hiring new employees
- Providing training for employees
- Rehabilitating old buildings
- Conducting research & development

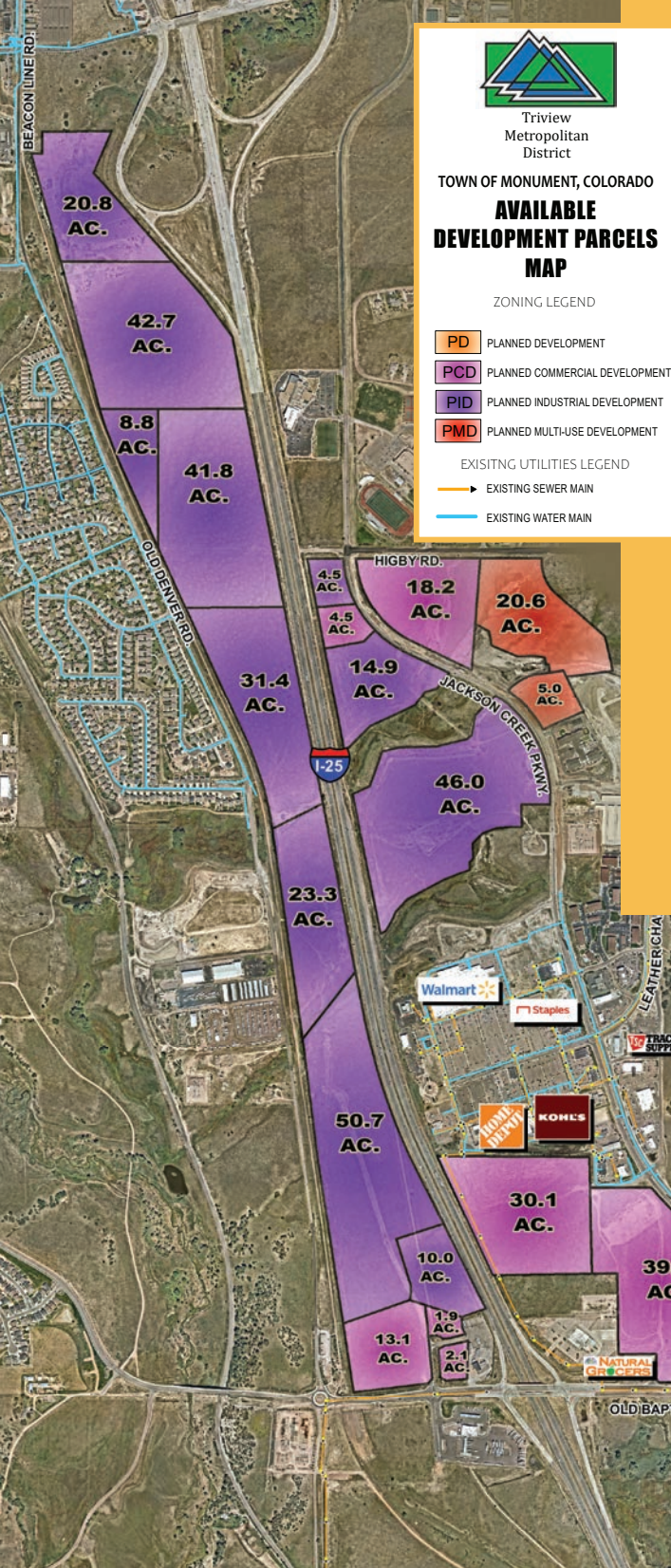
For more information please visit The Pikes Peak Enterprise Zone.

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EXISTING RETAILERS

- | | |
|--|---------------------------|
| 1st Bank | King Soopers |
| 7-Eleven | Kohl's |
| 7 Star Nails | Les Schwab Tires |
| Advanced Auto Parts | Liquor Mart |
| America's Best Contacts | Mathnasium |
| Big O Tires | McDonalds |
| Big R Stores | Monument Dry Cleaner |
| Brakes Plus | Natural Grocers |
| Buzz'n Bagels | O'Reilly Auto Parts |
| Chase | Papa Murphy's |
| Chili's | PetSmart |
| Christian Brothers Automotive | Pioneer Landscape Centers |
| Don Tequila Mexican Grill | Postal Annex |
| Ent Credit Union | Qdoba |
| Fairfield Inn | Rodolfo's Mexican Grill |
| Freddy's Frozen Custard & Steakburgers | Safeway |
| Fuji Mountain Restaurant | Sally Beauty |
| Goodwill | Shell |
| GNC | Sport Clips |
| Go Wireless | Staples |
| Jiffy Lube | Starbucks |
| Kiln Art Studio | Super Cuts |
| | Tan Your Hide |
| | Texas Roadhouse |
| | The Home Depot |
| | Tractor Supply Co. |
| | Walgreens |
| | Walmart Supercenter |
| | Wells Fargo |

AREA MAP OF AVAILABLE SPACE/RETAIL

500 acres of easily developable land with infrastructure in place for retail, light industrial, etc.

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