



4441 Integrity Center Point Colorado Springs, CO 80917

Property Features

- The Subject property is located NW of the Powers boulevard and Barnes road intersection
- Neighboring new 95-room Hampton Inn, Crowne at Rio Vista a 285-unit luxury apartment complex (under construction), and planned 105-room Home2 Suites by Hilton
- Opportunity to purchase business and/or real estate
- DO NOT SOLICIT BUSINESS

Property Specifications

Building Size	2,849 SF
Land Size	47,480 SF
Year Built	2017
Zoning	PBC

ASKING PRICE **CONTACT BROKER**

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SCAN ME

FOR SALE

Freestanding QSR w/Drive-Thru

Market Profile (2022)

RADIUS	1-MILE	3-MILE	5-MILE
Total Population	15,659	126,377	265,075
Total Hhlds	5,692	47,569	100,735
Avg Hhld Income	\$93,039	\$92,729	\$91,174
Avg Home Value	\$365,699	\$380,445	\$384,749
Businesses	450	4,055	10,370
Employees	4,281	30,875	77,763



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