

Market at Sand Creek Pad Site for Sale

Grocery Anchored Retail Location

NAI Highland

Commercial Real Estate Services, Worldwide.



- Grocery Anchored
- Excellent Visibility | Good Traffic Counts
- Strong Co-Tenancy
- Great Daytime Employment Population
- City Zoning – PBC, PF

This retail development is located off E Fountain Blvd./Hwy 24 & S. Murray Blvd. in the City's Southeast. With strong multifamily development and close access to Peterson, Fort Carson, Schriever and The Colorado Springs Airport, this is an ideal location for a wide variety of uses. Market at Sand Creek retail is 100% leased and anchored by Safeway Grocery Store.

Join Market at Sand Creek Retail Tenants:

SAFEWAY



SUPERCUTS

SUBWAY



CONOCO

Exclusively Marketed By:

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SCAN ME

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2022 Market Profile

Radius	Population	Hhlds	Average Hhld Income	Median Home Value	Businesses	Employees
1-Mile	19,633	7,343	\$59,754	\$238,403	391	4,222
3-Mile	99,895	37,702	\$61,691	\$227,188	4,263	37,957
5-Mile	236,804	93,895	\$71,095	\$257,016	12,512	113,113



LOT A: .69 Acres | 30,056 SF

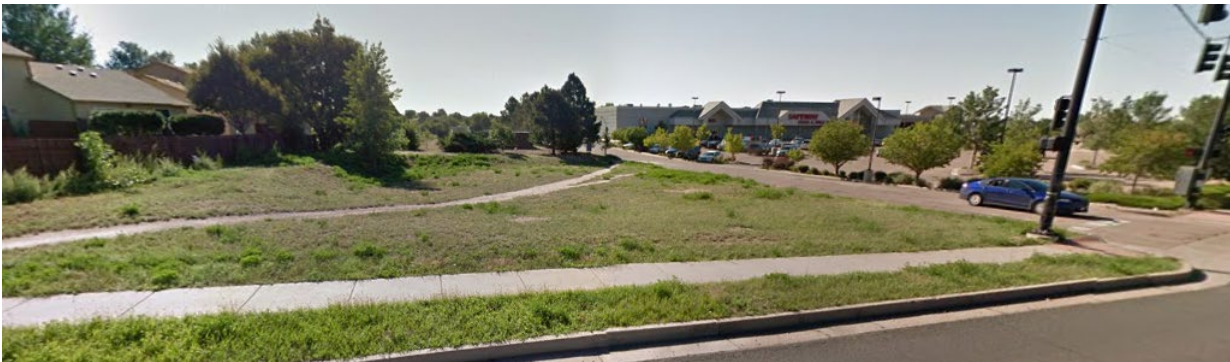
~~\$13.30 PSF~~ Only \$7.00 PSF - \$210,392

S. Murray Blvd. Frontage, at Signalized Intersection, West of Safeway, North of Gas Station

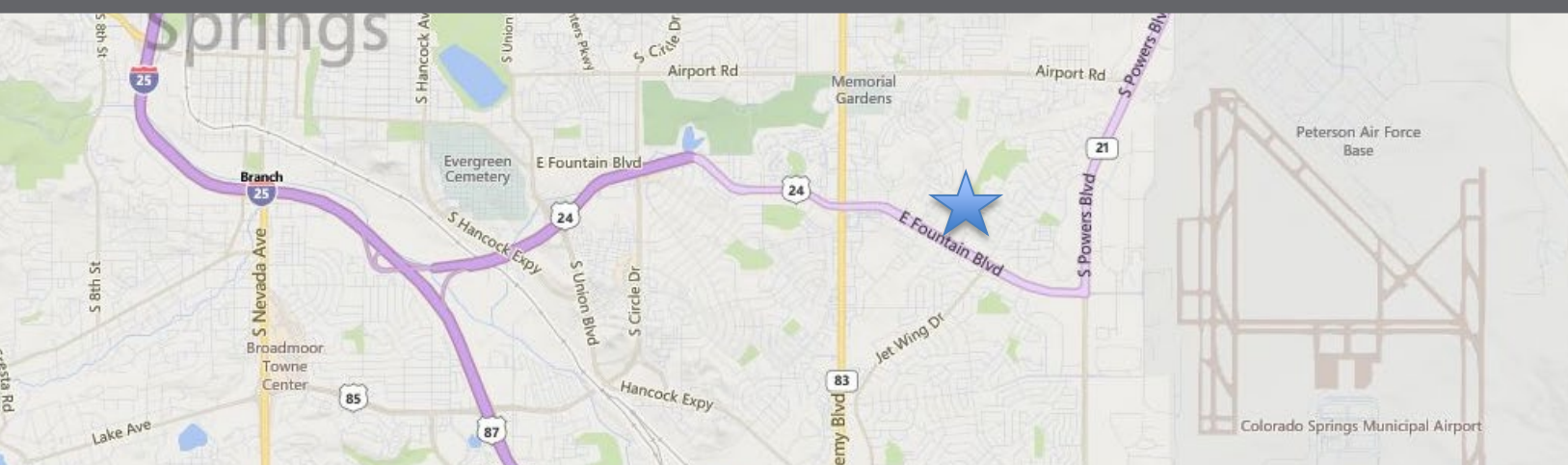
Ideal for: Fast Food or other Freestanding Retail

±16,000 Vehicles per day on S. Murray Blvd

1415 S. Murray Blvd.



AREA EMPLOYERS



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