NAI Highland
Commercial Real Estate Services, Worldwide.

Commercial Land For Sale
2.16 AC | $14 PSF

NEC Woodmen Rd & Black Forest Rd
Colorado Springs, CO 80908

Property Features

- Prime development opportunity on NEC of East Woodmen and Black Forest Road
- Woodmen Road is one of the most prominent East/West arterials in Colorado Springs
- Full movement lighted intersection
- Located within high density residential area. Adjacent to Copper Range apartment complex (240 units)
- Minutes from Powers Boulevard, the main retail corridor of Colorado Springs
- **Purchase Price: $14 PSF**
- Zoning: PBC | PUD | AO

For more information:

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R 07/21/2022

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Market Profile

	1 mile	3 miles	5 miles
2022 Total Population	11,108	95,893	203,470
2027 Total Population	13,172	102,026	215,718
2022 Total Hhlds	3,669	32,940	73,721
2027 Total Hhlds	4,341	34,854	77,727
2022 Avg Hhld Income	$151,628	$134,326	$124,464
2027 Avg Hhld Income	$167,662	$153,851	$144,878
2022 Avg Home Value	$473,353	$419,585	$409,437
2027 Avg Home Value	$503,879	$464,068	$471,055
2022 Total Businesses	136	1,070	4,492
2022 Total Employees	1,376	10,872	47,965

Traffic Counts

	Vehicles Per Day
E Woodmen Rd & Black Forest Rd	41,272
Vollmer Rd & Black Forest Rd	24,359
E Woodmen Rd & Powers Blvd	92,493

Market Profile & Traffic Counts courtesy of BAO ESRI.

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