

COMMERCIAL PAD SITES FOR SALE

PLATTE AVENUE & BABCOCK ROAD

Land Specifications

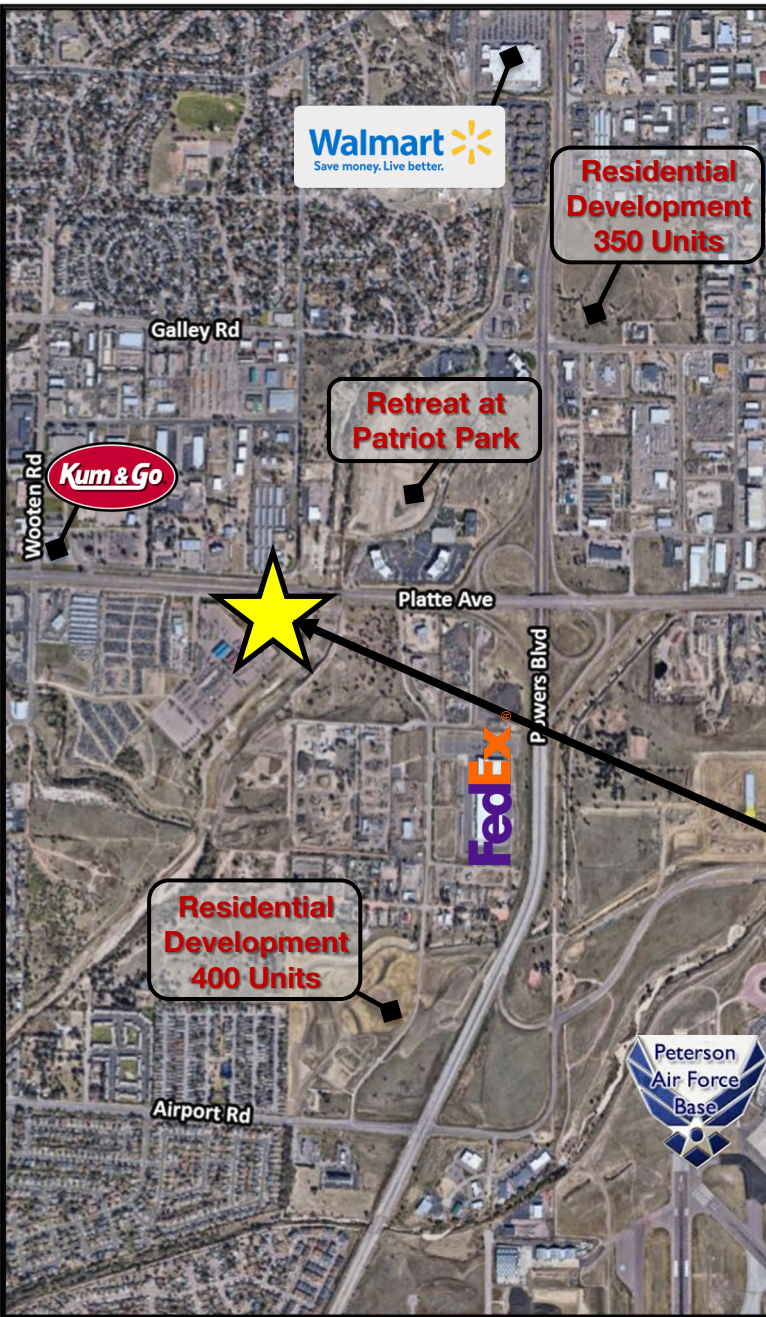
Location: Two lots at S.W. corner and S.E. corner of Platte Ave and Babcock Rd

Description: Great exposure fronting Hwy 24 (Platte Ave) just west of Powers Blvd. Part of rapidly growing Airport Submarket.

Size: SWC Lot – 1.03 Acres
SEC Lot – 2.20 Acres

Zoning: M-1

Price: **\$15.00 Per Square Feet**



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R 12/16/2021

Prime Airport Submarket Site

Demographics (2021)

	1 - Mile	3 - Mile	5 - Mile
Total Population	6,692	100,770	232,045
Total Households	2,824	40,008	93,267
Average HH Income	\$56,637	\$63,498	\$69,577

Daytime Employee Counts (2021)

	1 - Mile	3 - Mile	5 - Mile
Total Employees	3,863	36,107	94,584

* Daytime employee counts do not include Peterson Air Force Base Personal

PAFB Population Served

	No. Assigned
Active Duty	6,750+
Army/Navy/Marines	750
Canadian Forces	165
Family Members	10,200+
Air Force/Navy/Marine Retirees	14,000+
ANG/Reserve	1,525
Appropriated Fund Civilians	1,901
Non-Appropriated Fund, Contract Civilians	360

Traffic Counts (2020)

	Vehicles Per Day
E Platte Ave & Wooten Rd	38,827
E Platte Ave & Powers Blvd	118,518
E Platte Ave & Troll Hill Rd	38,595

- Great opportunity to gain market share in underserved but growing market.

- Near many large national employers including: Amazon Distribution Center, FedEx, Swire Coca-Cola, Taylor Farms, UTC Aerospace Systems, Serco, American Tire Distributors and many more.

- Minutes from the Colorado Springs Airport.

- Excellent location to the west entrance of Peterson Airforce Base, home of Air Force Space Command, Northern Comman and NORAD.

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