

3 Retail Pad Sites | Zoned PBC

Retail Pad Sites Airport Submarket

NEC Fountain Blvd & Aeroplaza Dr

Colorado Springs, CO 80916

- **Lot 1: Under Contract**
- **Lot 2: 1.11 AC - \$18 PSF**
- **Lot 3: 1.55 AC - \$13 PSF**
- Two fully improved pad sites at the NEC of Fountain Blvd and Aeroplaza Drive
- Located just West of Powers Blvd on Highway 24 Bypass
- Adjacent to new apartments
- Near Peak Innovation Park, 4 million sq. ft. Amazon Distribution Center and Peterson Space Force Base



Exclusively Marketed By:



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2023 MARKET PROFILE

	1-Mile	3-Mile	5-Mile
Population	16,365	90,367	213,317
Hhlds	5,835	33,227	84,505
Avg Hhld Income	\$64,738	\$64,103	\$69,682
Avg Hhld Size	2.8	2.6	2.5
Median Year Built	1988	1982	1977
Median Home Value	\$222,115	\$229,853	\$252,561
Businesses	301	2,959	10,556
Employees	4,398	29,232	93,320

PBC ZONING PERMITTED USES

- Retail
- Office
- Car Wash
- Automotive Service
- Sit Down | Quick Serve Restaurants
- Hotel
- Indoor | Outdoor Recreation
- Child Care | Day Care



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