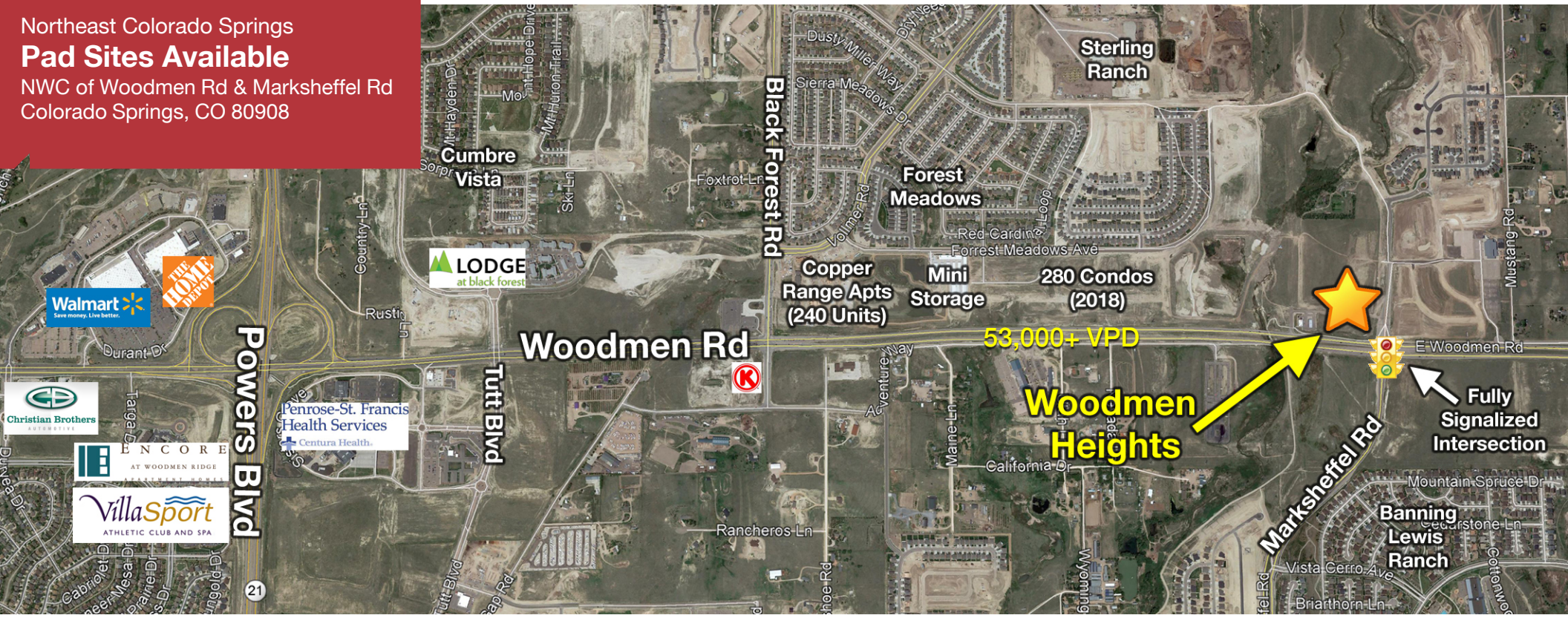


Northeast Colorado Springs  
**Pad Sites Available**  
NWC of Woodmen Rd & Marksheffel Rd  
Colorado Springs, CO 80908



# Woodmen Heights

NAI Highland, LLC  
Commercial Real Estate Services. Worldwide  
Two North Cascade Avenue, Suite 300  
Colorado Springs, CO 80903

+1 719 577 0044

[www.highlandcommercial.com](http://www.highlandcommercial.com)  
R 10/19/20



## Property Features

- Pad sites for sale and ground lease
- Strong residential growth along corridor
- Flexible PUD zoning allows for many uses
- Excellent visibility & access to N Woodmen Rd
- Marksheffel extension to Vollmer Rd planned
- Over 53,000+ Vehicles per Day (VPD)

## Craig Anderson

[anderson@highlandcommercial.com](mailto:anderson@highlandcommercial.com)  
719-667-6875

## John Egan

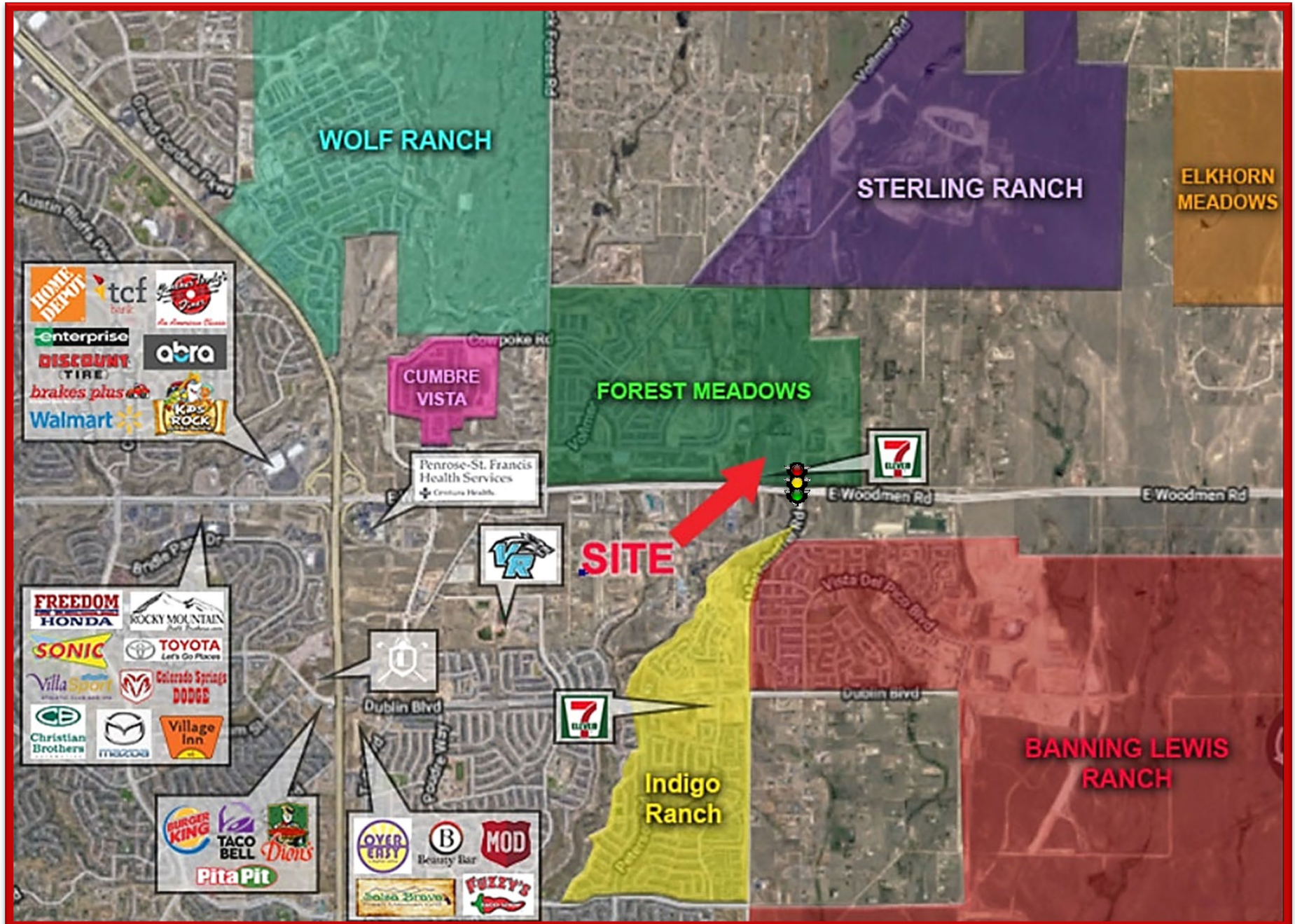
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## Jack Anderson

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# Woodmen Heights



# Woodmen Heights

Penrose-St. Francis  
Health Services



**BANNING LEWIS RANCH**  
AN OAKWOOD HOMES COMMUNITY



- Fronts rapidly growing Woodmen Corridor at signalized intersection
- Near St. Francis Hospital and several of the fastest growing developments in El Paso County
- Booming residential growth surrounding site

## Market Profile

	1 mile	3 miles	5 miles
2019 Total Population	7,023	53,329	155,566
2024 Total Population	8,445	63,373	177,219
2019 Total Hhlds	2,292	17,845	53,983
2024 Total Hhlds	2,752	21,205	61,307
2019 Avg Hhld Income	\$113,514	\$108,426	\$105,842
2024 Avg Hhld Income	\$128,065	\$121,989	\$119,891
2019 Avg Home Value	\$434,254	\$396,515	\$370,716
2024 Avg Home Value	\$509,599	\$474,637	\$439,849
2019 Total Businesses	47	633	2,510
2019 Total Employees	317	6,021	30,136

