

Market at Sand Creek
Pad Sites for Sale
 Grocery Anchored
 Retail Location

NAIHighland

Price
Improvement
for 2019!



- 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:

Craig Anderson

+1 719 667 6875 (direct)
 anderson@highlandcommercial.com

Jack Anderson

+1 719 667 6879 (direct)
 jack@highlandcommercial.com

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

R 09/22/2020

2019 Market Profile

Radius	Population	Hhlds	Average Hhld Income	Avg Home Value	Businesses	Employees
1-Mile	21,843	8,288	\$52,976	\$156,859	794	8,215
3-Mile	118,327	43,657	\$54,940	\$154,063	5,875	52,324
5-Mile	248,292	98,350	\$60,760	\$183,148	18,105	120,791



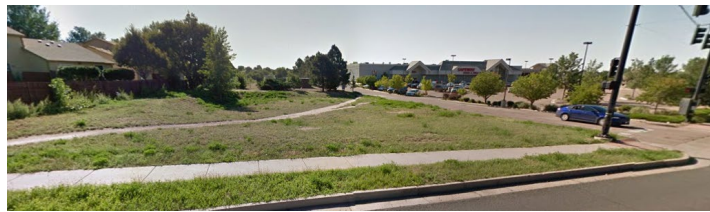
1415 S. Murray Blvd.

LOT A: .69 Acres | 30,056 F

~~\$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



1485 S. Murray Blvd.

LOT B: 0.80 Acres | 34,848 SF

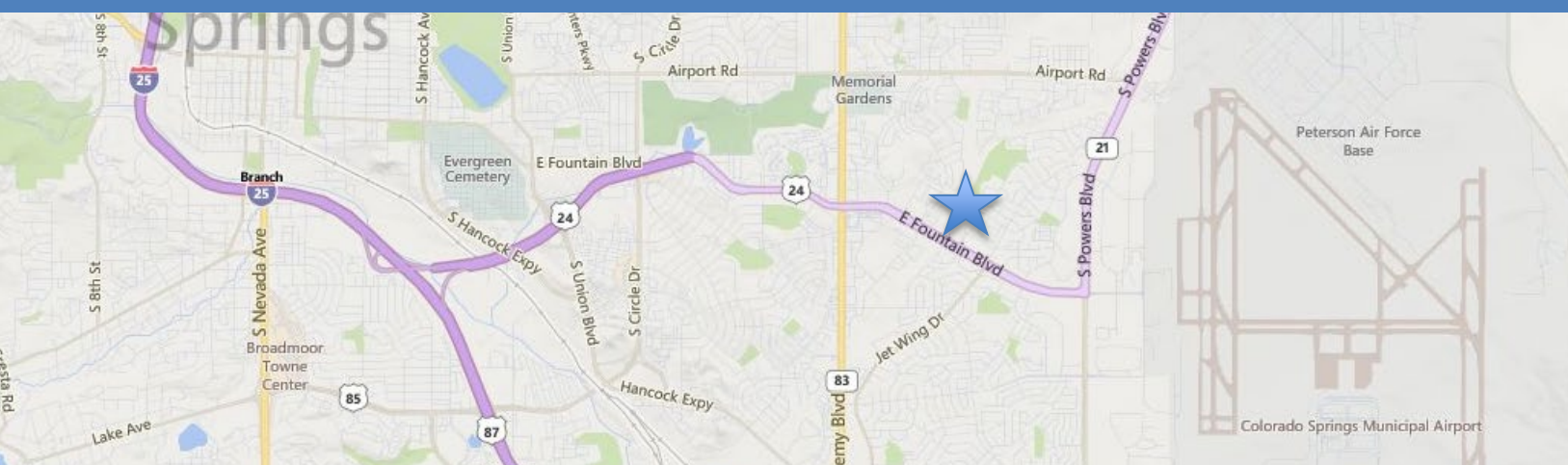
~~\$11.48 PSF~~ **Only \$7.00 PSF - \$243,936**

Directly South of Safeway, Fountain Blvd/ Hwy 24
Frontage, Great Visibility

Ideal for Fast Food, Retail or Automotive Use
±33,000 Vehicles per day on E Fountain Blvd



AREA EMPLOYERS



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anderson@highlandcommercial.com

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