



Pad Sites Available at:



Mark Useman

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NAI Highland

Commercial Real Estate Services, Worldwide.

NAI Highland, LLC

Commercial Real Estate Services. Worldwide

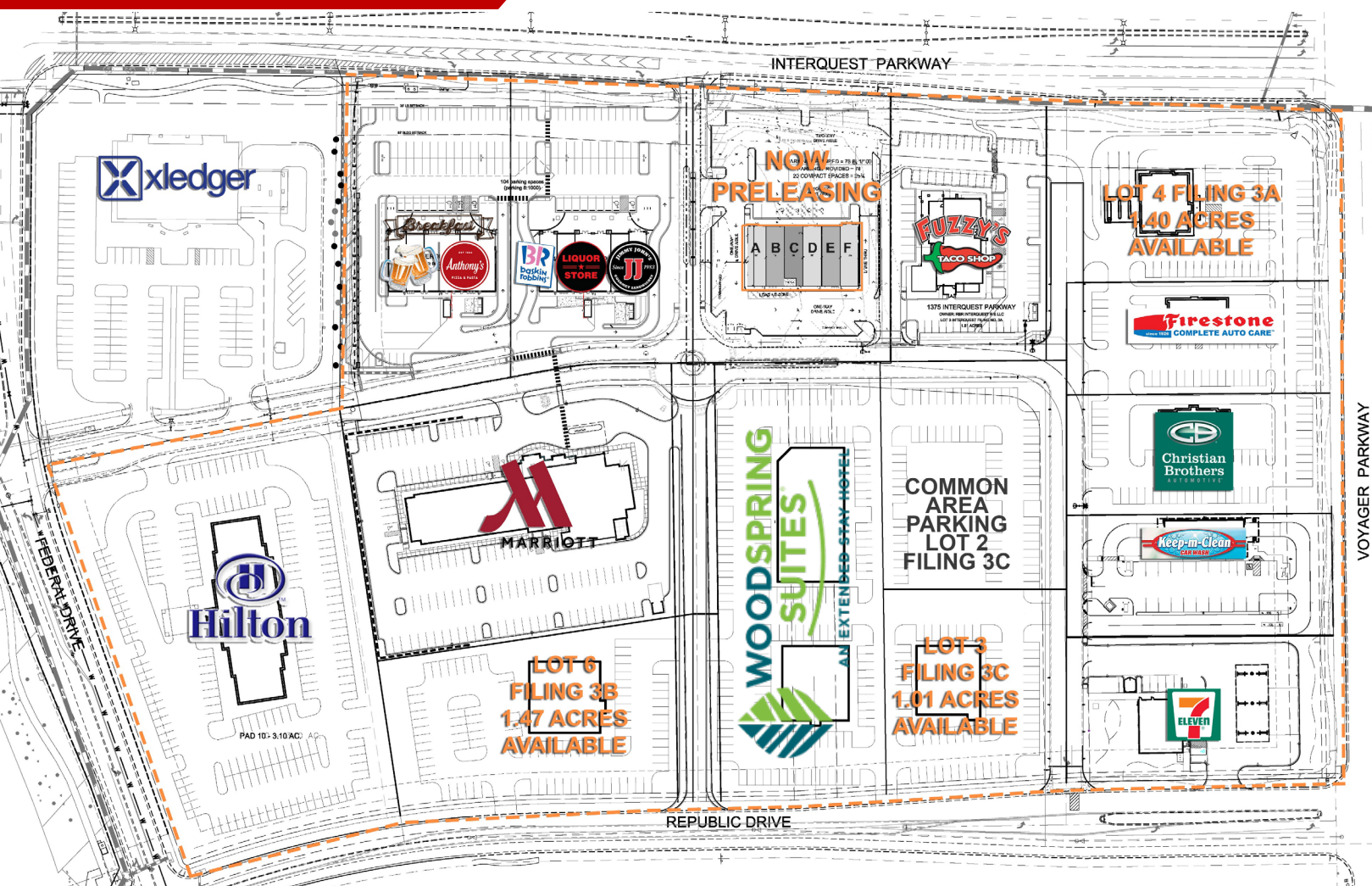
Two North Cascade Avenue, Suite 300

Colorado Springs, CO 80903

+1 719 577 0044

www.highlandcommercial.com

R 04/14/2021



Available Space:

LOT 4 FIL 3A – 1.40 Acres
LOT 3 FIL 3C – 1.01 Acres
LOT 6 FIL 3B – 1.47 Acres

Sale Price:

Call Broker For Pricing

Zoning:

PBC (Planned Business Center)

Ideal Uses:

Restaurant Concepts
Fitness Center
Leisure Amenities
Salon & Spa
Sports & Recreation Center
Specialty Grocer
Big Box Retailer
Entertainment Center
Multi-Tenant Retail
Hotel & Resort
Financial Center

Current Tenants:

7-11 | Anthony's Pizza | Atmosphere Gastropub |
Baskin-Robins | Fuzzy's Taco Shop | Hilton Hotels |
Interquest Liquors | Jimmy John's | Firestone |
Keep-Em-Clean Carwash | Marriott SpringHill Suites |
Omelets ETC | Christian Brothers Automotive

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	1 Mile	3 Miles	5 Miles
Population	2,609	31,474	115,717
Households	1,050	10,883	40,598
Avg Hhld Income	\$138,840	\$145,114	\$126,064
Avg Home Value	\$618,475	\$587, 507	\$482,270