PAD SITES FOR SALE SWC Constitution & Marksheffel COLORADO SPRINGS, CO 80923

RETAIL

GROUND LEASE/IN-LINE/FOR SALE SWC Constitution & Marksheffel

RETAIL DEVELOPMENT OPPORTUNITY!

Residential Future 15 AC **Retail Development** CONSTITUTION AVENUE 12,900 SF (R) 2,800 S PAD 2 Residential



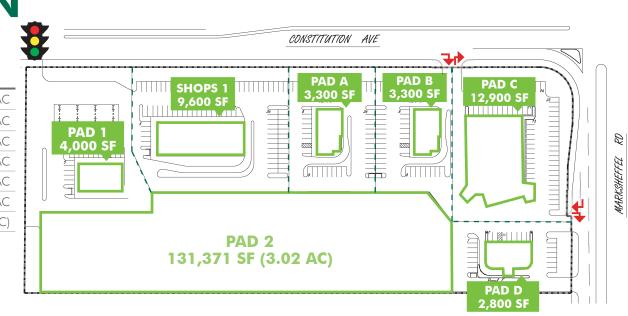
GROUND LEASE / BUILD-TO-SUIT / FOR SALE

- + Excellent location on the southwest corner of Constitution & Marksheffel
- + Shadow anchored by King Soopers Marketplace
- + Affluent existing residential neighborhoods with strong path for growth
- + New housing developments both planned and under construction
- + Lifestyle oriented consumer base
- + Young families expanding into the area

SITE PLAN

AVAILABILITY

Pad 1	4,000 SF on 1.25 AC
Shops 1	9,600 SF on 1.49 AC
Pad A	3,300 SF on 0.85 AC
Pad B	3,300 SF on 0.77 AC
Pad C	12,900 SF on 1.39 AC
Pad D	2,800 SF on 0.66 AC
Phase 2	131,374 SF (3.02 AC)



2018	Estimated	Democ	raphics

	1 mile	3 miles	5 miles
Population	11,228	58,919	163,801
Average Household Income	\$83,034	\$82,828	\$76,137
Households	3,817	21,253	61,666

Traffic Counts

Constitution Ave West of Marksheffel Rd	28,000 VPD
Marksheffel Rd North of Constitution Ave	16,000 VPD
Marksheffel Rd South of Constitution Ave	17,000 VPD

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SWC Constitution & Marksheffel

Planned Area Households

NEW DEVELOPMENTS

N	EW DEVELOPMENTS
1	Banning Lewis Ranch +/- 7,000 SFR & MFR units remain to be built
2	Claremont Ranch +/- 1,800 SFR & MFR units remain to be built
3	Hannah Ridge 85 SFR units built and 280 remain to be built in Phase I. Phase II will have 200 SFR.
4	Jessica Heights 427 SFR units built
5	Wilshire Ranch 300 SFR built in Phase I and 320 SFR remain to be built in Phase II.
6	Mountain Vista Ranch 300+ SFR & MFR units
	remain to be built
7	Springs Ranch 732 SFR units built
7	Springs Ranch

built





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