

# RETAIL, OFFICE & MULTIFAMILY LAND

LEE VANCE DR. & WOODMEN RD.  
COLORADO SPRINGS, CO 80918

20 +/- ACRES



**cameronbutcher**  
COMMERCIAL REAL ESTATE

**FOR SALE**



## PROPERTY DETAILS

LOT SIZE:	20 +/- Acres
TOTAL PRICE:	\$950,000
ZONING:	PBC - Planned Business Center & OC - Office Complex
UTILITIES:	To Site

Hard to find Woodmen Road Land Parcel for Sale. The property is located on the South side of the busy Woodmen Road between Lee Vance Drive and Austin Bluffs Parkway. The zoning is PBC (Planned Business Center) and OC (Office Complex), this allows for a wide array of uses such as Restaurant, Office, Medical Office, Residential, Multi-family, all Retail uses and more.

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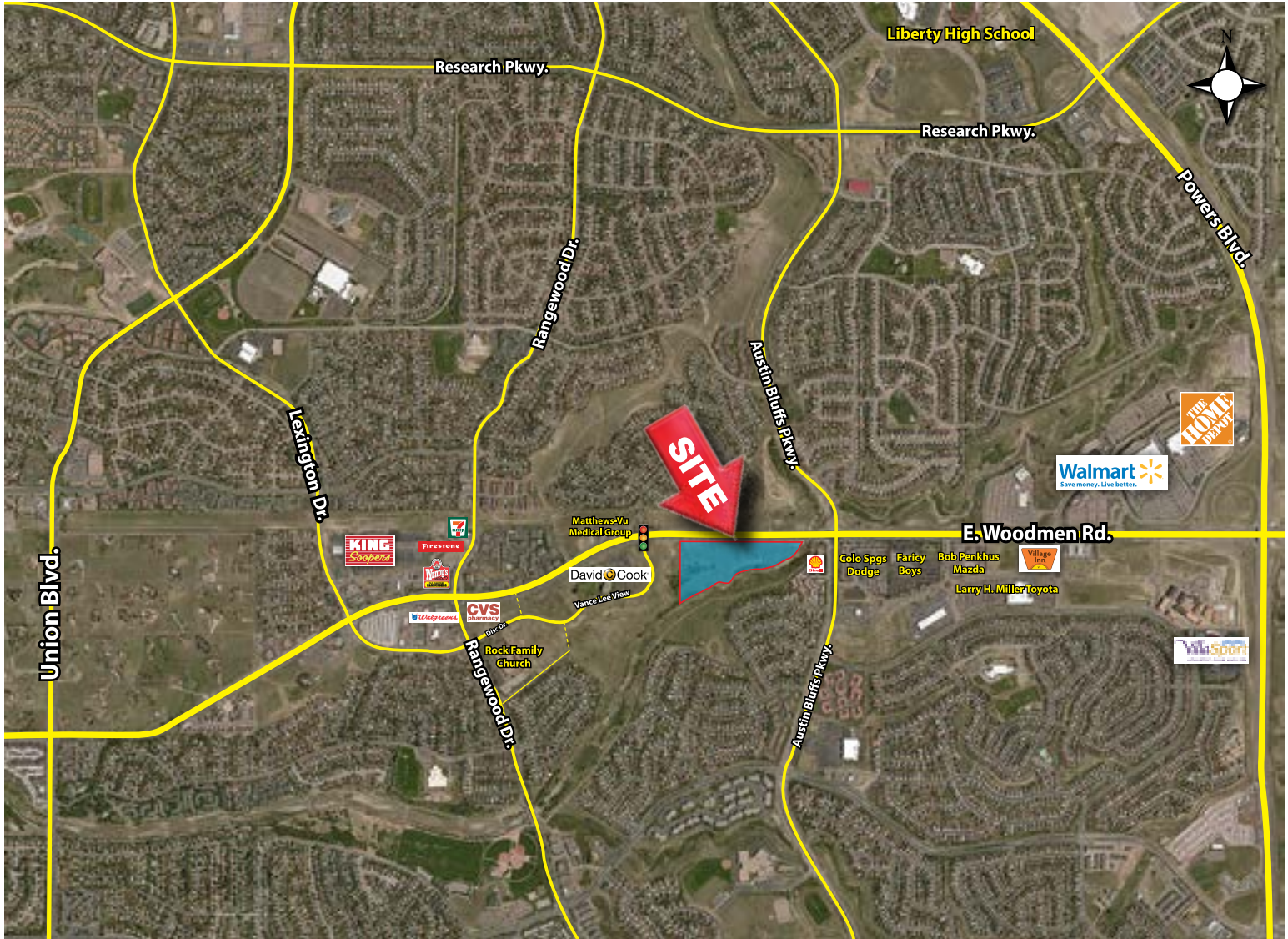
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**20 +/- ACRES  
AVAILABLE**



## DEMOGRAPHICS AND TRAFFIC COUNTS

POPULATION				TRAFFIC COUNTS	
	1 MILE	3 MILES	5 MILES		
2015 ESTIMATED POPULATION	16,531	110,556	203,094	2014 - E WOODMEN RD & LEXINGTON DR.:	40,642 CARS PER DAY
INCOME				2015 - E WOODMEN RD & AUSTIN BLUFFS PKWY.:	29,417 CARS PER DAY
AVERAGE HH INCOME	\$92,928	\$90,729	\$86,193	2015 - E WOODMEN RD & YELLOWWOOD DR.:	38,524 CARS PER DAY.

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