

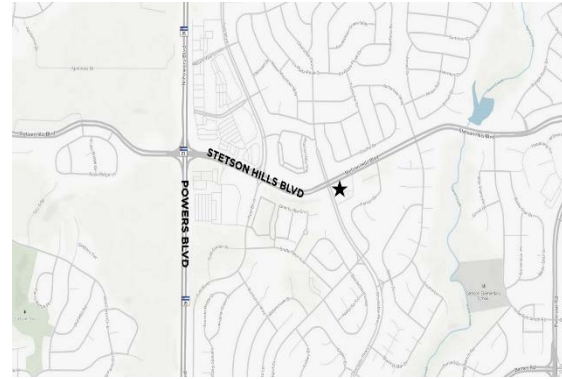


Property Information

This Property, located at the South East Corner of Stetson Hills Blvd & Charlotte Pkwy, is in one of Colorado Springs' highest growth areas. With great visibility from Stetson Hills and quick access to Powers Blvd, this property is ideal for tenant's looking to stay close to residential neighbourhoods'.

FEATURES

PARCEL SIZE	1.11 Acres
PURCHASE PRICE	\$629,000
ZONING	PBC
ACCESSOR TAX #	5319100019



For more information, please contact:

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	18,138	123,334	232,713
AVERAGE HH INCOME	\$87,639	\$86,796	\$83,446

TRAFFIC COUNTS

STETSON HILLS BLVD	22,517 VPD
CHARLOTTE PKWY	6,600 VPD

Population (2017): 234,643
Population (2022 est.): 245,739

Average HH Income (2017): \$67,240
Average HH Income (2022 est.): \$76,340

Traffic Count (Powers Blvd): 73,675 vpd

Powers Blvd Corridor

Dublin Blvd

Stetson Hills Blvd

Barnes Rd

S Carefree Cir

Constitution Ave

Powers Blvd Corridor

Palmer Park Blvd