

Air Force Academy / North Gate Pad Sites

NE Corner of I-25 & North Gate Blvd, Colorado Springs, CO



For more information,
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PROPERTY OVERVIEW:

- ◇ 0.8 – 2.07 AC Pad Sites Available
- ◇ Easy access from I-25 & signalized intersection
- ◇ Bulk sale opportunity: 9.6 AC

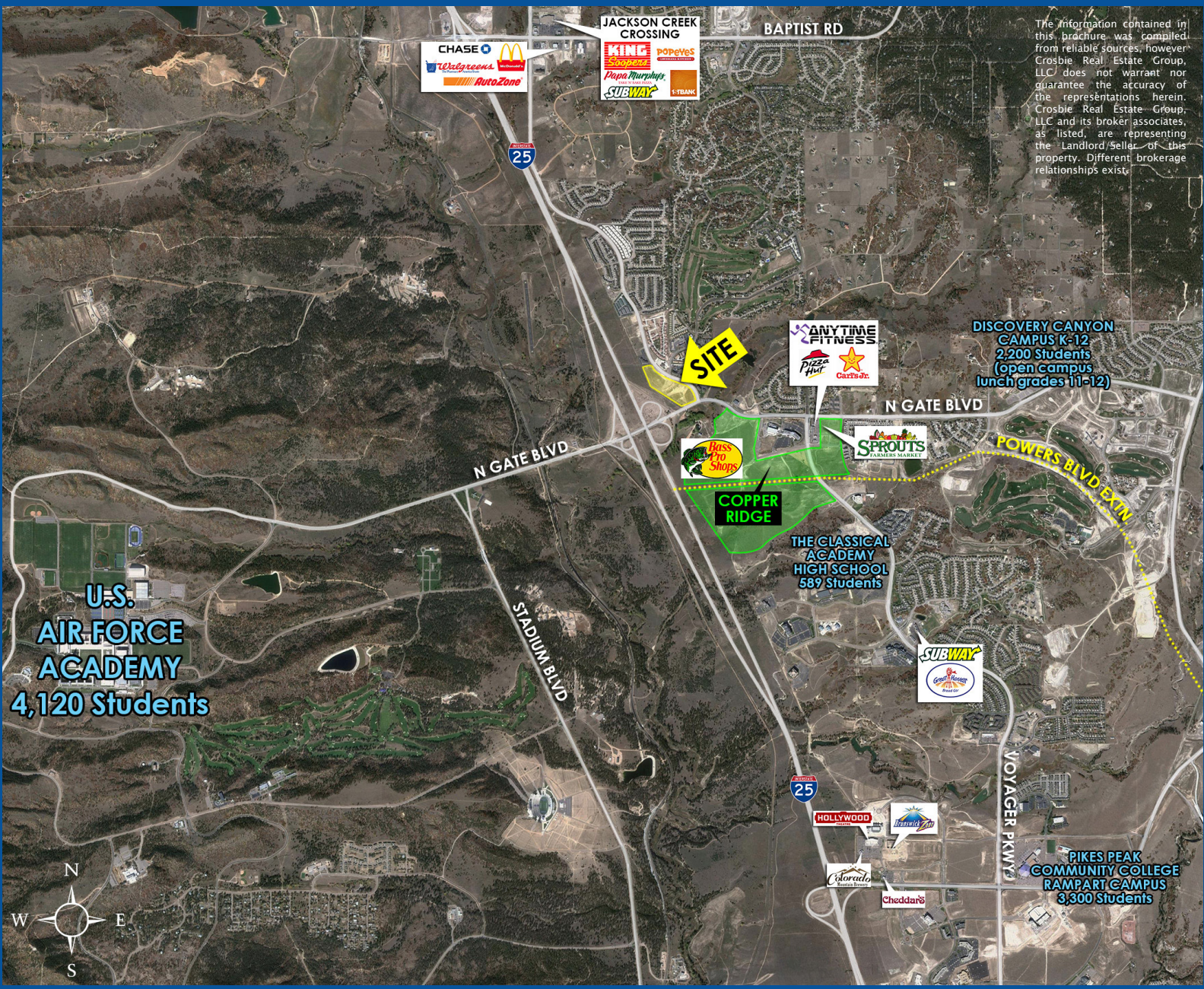
FEATURES:

- ◇ Closest retail to Air Force Academy
- ◇ Morning side of North Gate Boulevard
- ◇ Great southwest views to Pikes Peak & AFA

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DEMOGRAPHICS

POPULATION

Icon	1 Mile:	3 Mile:	5 Mile:
	5,439	25,188	46,523

HOUSEHOLDS

Icon	1 Mile:	3 Mile:	5 Mile:
	1,846	7,760	13,981

DAYTIME POPULATION

Icon	1 Mile:	3 Mile:	5 Mile:
	878	8,192	15,759

AVG. HH INCOME

Icon	1 Mile:	3 Mile:	5 Mile:
	\$121,576	\$126,069	\$122,780

AVG. DAILY TRAFFIC

Icon	On Struthers north of N Gate	12,516 VPD
	On N Gate east of Struthers	11,851 VPD
	On I-25 at N Gate (northbound)	71,115 VPD
	On I-25 at N Gate (southbound)	87,498 VPD

Disclosure Agreement



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