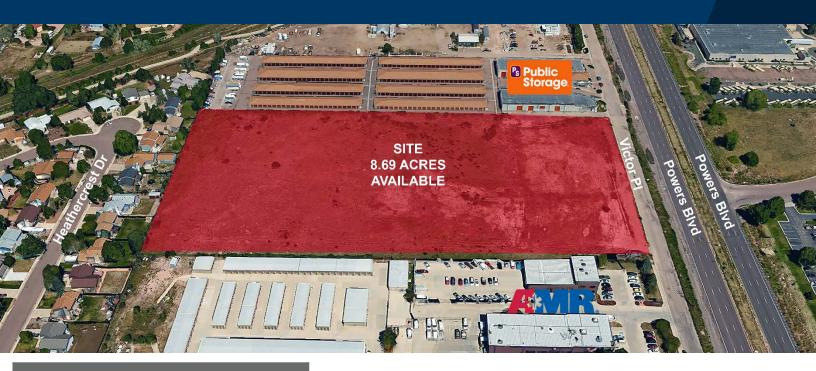


### Colorado Springs Commercial

# LAND FOR SALE 2420 VICTOR PLACE COLORADO SPRINGS, CO 80915



#### PROPERTY FEATURES

**PROPERTY SIZE** 8.69 ACRES

TAX ASSESSOR

....AN AGGEGGGK

PRICE

REDUCED

PRICE PER SF

\$4.90/\$F\_**\$3.44/\$F** 

TAX (2016 EST.)

\$7,607.28

6401102126

\$1,854,828

\$1,300,000

**ZONING** 

C-6

## **PROPERTY FEATURES**

Located in the heart of the busy Powers Blvd Corridor, between Constitution Ave and Palmer Park Blvd, this 8.69+/- site is available for sale in its entirety or as smaller pad sites.

This site is located in a high-traffic area with excellent visibility.

## Uses include:

- ✓ Retail
- Quick-Serve Restaurant
- ✓ Administrative Campus
- ✓ Medical Offices

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST. POPULATION (2017)	9,541	109,802	257,612
AVG. HOUSEHOLD INCOME (2017)	\$75,297	\$68,338	\$68,232
TRAFFIC COUNT (Powers Blvd. & Victor Pl.)	66,756 vpd		

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