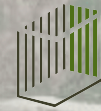


TUTT OFFICE PARK LAND

FOR SALE // 0 Tutt Blvd at N Carefree Cir., Colorado Springs, CO 80922



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COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	+/-1.46 Acres
Zoning:	PBC
Utilities:	To site
Price / SF:	\$9.43 PSF

PROPERTY OVERVIEW

Located off Tutt Blvd just north of N. Carefree Circle, this land parcel is the last fully developed lot in Tutt Office Park. Its neighbors include Primrose Day Care, Salvation Army Thrift Store and Honest Accurate Auto Service. It is zoned PBC (Planned Business Center), which allows for retail, office, medical office, storage, and several other approved uses.

DEMOGRAPHICS & TRAFFIC COUNTS

	1 MILE	3 MILES
Total Population ('18 est)	13,547	120,121
Median HH Income ('18 est)	\$82,059	\$69,832
Carefree Cir N & Tutt Blvd ('17 est)	21,778	cars/day

SAM CAMERON

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CameronButcher Commercial Real Estate

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Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. CameronButcher acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

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