

FOR SALE

1.08 ACRES

3315 SOUTH CHELTON LOOP AND 207 NORTH CHELTON ROAD

Colorado Springs, CO 80909



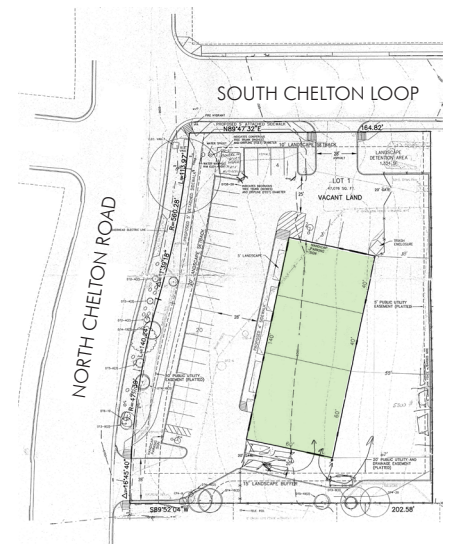
LAND FOR SALE

OR BUILD-TO-SUIT

- + Prime corner across from Walmart Supercenter
- + Owner willing to sell the land or build-to-suit
- + Corner lot has high visibility
- + 13,554 cars per day at that intersection
- + Utilities stubbed on site
- + Three existing curb cuts – two off North Chelton and one on South Chelton Loop

+ Flexible C-6 zoning is an ideal location for:

- Quick serve or fast food restaurant
- Auto repair shop
- Auto/motorcycle sales
- Convenience store
- Retail shops
- Restaurant/bar
- Medical office
- Liquor store
- Veterinary hospital
- Construction showroom/office/yard



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CBRE

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3315
SOUTH CHELTON LOOP
 Colorado Springs, CO 80909



	1 Mile	3 Mile	5 Mile
Population	16,456	116,111	266,080
Household Income	6,577	49,054	109,895
Asking Price			\$470,000
TRAFFIC COUNTS			
Chelton Rd at Bijou St			13,554 VPD
Chelton Rd at Chelton Loop			16,044 VPD
Chelton Rd at Platte Ave			41,901 VPD



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