



PROPERTY FEATURES

Located on the Powers Boulevard Corridor, the former Podoll & Associates auto dealership has 6,323 SF of showroom space on a 1.97 acre lot. With high visibility and excellent demographics, this dealership is an ideal spot to start or expand your automotive sales and service business. This property features a large showroom, large offices, well-maintained automotive bay with three over-head drive-in doors, and a large paved lot. The property can accommodate up to 300 cars.

PROPERTY INFORMATION

	<u>6,323 SF Total</u>
	1,781 SF Showroom
AVAILABLE SPACE	2,160 SF Service Center
	1,084 SF Office 1 st Floor
	1,298 SF Office 2 nd Floor
SALE PRICE	\$2,500,000
LOT SIZE	1.97 Acres
TAX ID NUMBER	5407205040
	5407205039
ZONING	CC – El Paso County
TAXES (2016)	\$16,225.50 (Combined)
YEAR BUILT	2004

For more information, please contact:

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Demographics	1 Mile	3 Mile	5 Mile
Total Population (2017)	9,365	95,901	234,643
Avg. HH Income (2017)	\$62,909	\$67,727	\$67,240
Traffic Count (Powers Blvd.)	73,675 vpd		

EXCELLENT DEMOGRAPHICS IN A HIGH-GROWTH AREA

#1
Mid-Sized American Cities for Human Capital and Lifestyle
fDi Intelligence
 2017

#2
Most Desirable Places to Live
U.S. News & World Report
 2017

Top 10
Hottest Real Estate Markets to Watch in 2017
Trulia
 2017

#2
Best City for Veterans
Livability.com
 2016

Top 10
Best Big Cities for Active Families
Outside
 2016



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

Powers Blvd Corridor

SITE: 1340 AINSWORTH

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