



**1.363 ACRES AVAILABLE**

**1.363 ACRES AT DUBLIN**

## PROPERTY FEATURES

The site is located near the intersection of Dublin Blvd and N. Powers Blvd., and offers excellent visibility at this high-demand retail area.

Excellent demographics.

Future signalized intersection of Dublin Blvd. & Dalby Dr. ensure excellent access and frontage.

Area boasts many nearby homes and numerous successful quick-serve restaurants.

### Site Well-Suited For:

- Retail Strip Center
- Medical Clinic
- Bank
- Full or Quick Service Restaurant
- Childcare Facility
- Fitness Center
- Activity/Lifestyle Center
- Learning Center

*For more information, please contact:*

**Mark Useman**  
Executive Managing Director  
+719 231 4700  
+ 719 418 4069  
[museman@coscommercial.com](mailto:museman@coscommercial.com)

2. N Cascade Avenue, Suite 520  
Colorado Springs, CO 80903  
phone: +1 719 634 1500  
[www.coscommercial.com](http://www.coscommercial.com)





BUILDING FEATURES	
LOT SIZE	1.363 Acres
TAX ASSESSOR #	6312413006
SALE PRICE	\$12.50 PSF/\$742,153
ZONING	PBC

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
EST. POPULATION (2016)	13,862	56,625	113,604
AVG. HOUSEHOLD INCOME	\$88,426	\$94,935	\$92,362
TRAFFIC COUNT (Powers & Dublin)	49,886 vpd		

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