

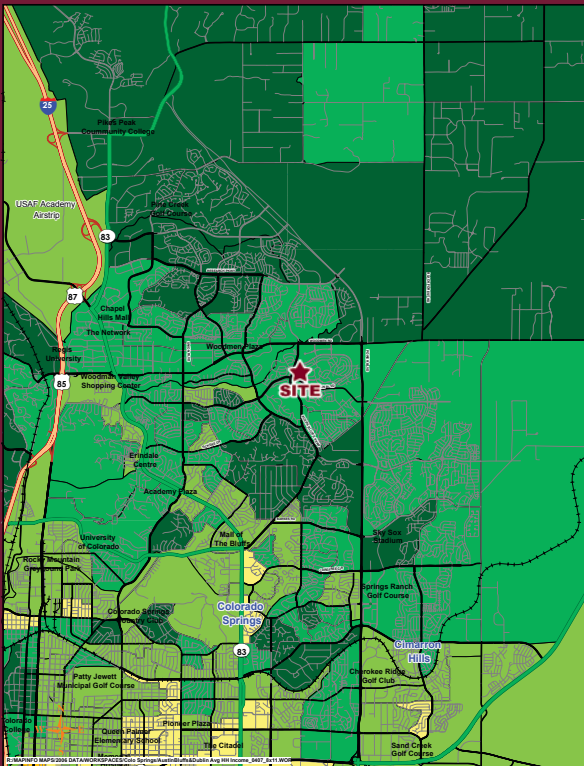
# PADS FOR SALE OR GROUND LEASE

AUSTIN BLUFFS PARKWAY & DUBLIN BOULEVARD | COLORADO SPRINGS, COLORADO



## INFORMATION

- This Safeway grocery anchored center is located within a great neighborhood and has cotenancy of Subway, Great Clips, Hope Spirits and Grease Monkey
- 2 pad sites available for sale:  
 Pad 1 - 1.96 Acres  
 Pad 2 - .94 Acres



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	18,432	125,990	216,412
Avg. HH Inc.	\$99,444	\$93,006	\$89,180
Employees	2,833	36,075	81,892
Education*	50.6%	43.9%	42.2%

Source: Applied Geographic Solutions 2017  
 \*Percent of Population w/bachelor's degree or above

## TRAFFIC COUNTS

On Austin Bluffs Pkwy south of Dublin Blvd	13,600 cars/day
On Austin Bluffs Pkwy north of Dublin Blvd	13,530 cars/day
On Dublin Blvd west of Austin Bluffs Pkwy	13,362 cars/day*
On Dublin Blvd east of Austin Bluffs Pkwy	12,978 cars/day*

Source: Google Earth 2012; \*Colorado Springs 2014

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 B R O K E R A G E

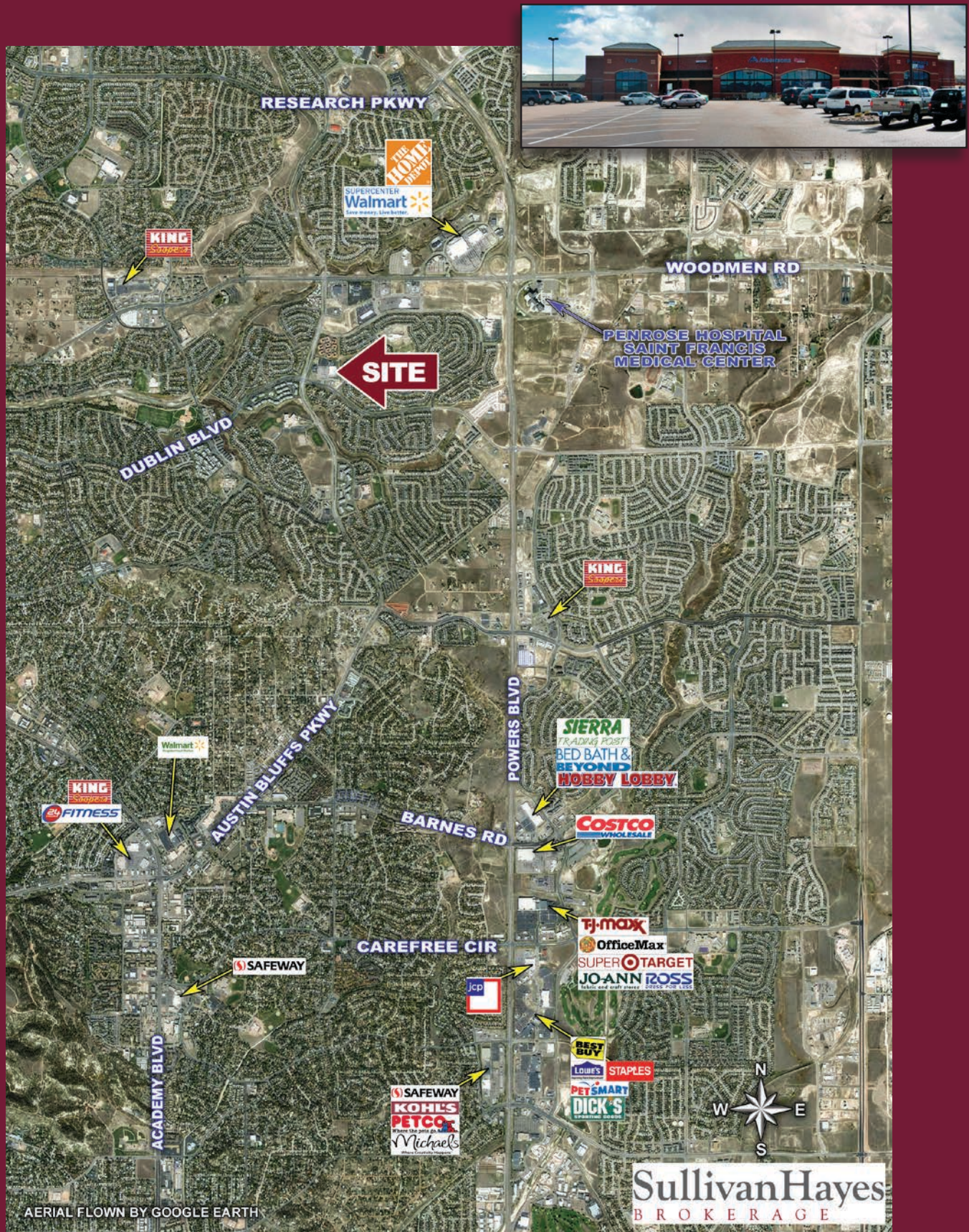
we are  
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