

1210 VILLAGE RIDGE PT

Monument, CO



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

Northeast Land / For Sale

PRIME OFFICE / MEDICAL / RETAIL



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LOT SIZE

2.76 Total Acres
2.20 Usable Acres
(Preble Mouse Setback)

SCHEDULE NUMBER

7114103005

ZONING

CC – Commercial Community
El Paso County

IDEAL USES

- Office/Medical Office Development
- Retail Development

SALE PRICE

\$530,000

PROPERTY TAXES

\$5,953.19 (2018)

NEIGHBORING TENANTS

Premier Vision, Monument Academy, Integrity Bank, Kum & Go, Back East Bar and Grill, SunDance Studio, Woodmoor Veterinary Hospital & Pet Lodge, Jimmy John's, 3 Margaritas

COMMENTS

- High Visibility
- Strong Demographics
- High Growth Retail Area

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



TRAFFIC
COUNT

1 Mile

4,396

\$146,948

14,477

3 Miles

23,001

\$138,788

CO Hwy 105

5 Miles

37,513

\$144,037

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