2420 VICTOR PL

SOUTHEAST / COLORADO SPRINGS

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

For Lease / C6 Zoned Vacant Land

BIG R STORES

Lantana Dr

Constitution Ct

Public Storage

POWERS BLVD - 66,756 v.p.d.

LOCKHEED MARTIN

**SITE
8.69 Acres
C-6 Zoning**

Victor Pl

Waynoka Rd

All-Star Storage

AMR

Springs Armory

Tri-Star Masonry

CC Group

Sand Creek

A&E TIRE INC.

Weathercrest Dr

WAXIE

Victor Pl

Victor Pl

Blvd

U-HAUL

Victor Pl

2420 VICTOR PL
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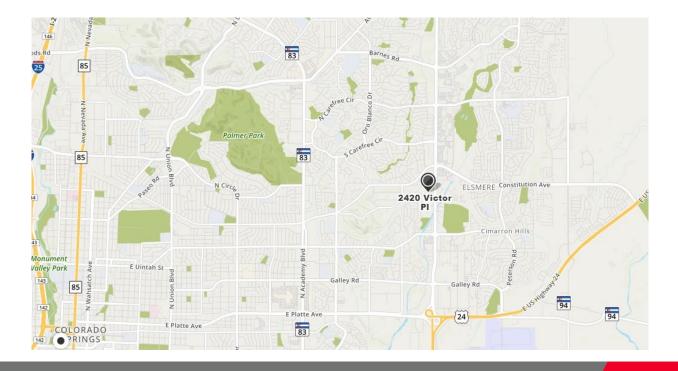**LOT SIZE**
8.69 Acres

PRICE
$1,300,000
$3.44/SF

ZONING
C-6
(City of Colorado Springs)

NEIGHBORING TENANTS

American Medical Response, Public Storage, U-Haul Moving & Storage, Waxie Sanitary Supply, Stehlick Tire and Service Center, Digicom Electronics, Canna Meds

COMMENTS

- Great Visibility
- Strong Demographics
- Access to the Powers Blvd Corridor
- Growing Retail Area
- High Traffic Count
- Favorable Commercial Zoning

NEIGHBORHOOD

	POPULATION	MEDIAN HOUSEHOLD INCOME
1 Mile	9,411	$79,592
3 Miles	111,199	$70,501
5 Miles	260,882	$70,348

Mark Useman / museman@coscommercial.com / 719 231 7400 / 719 418 4069

2420 VICTOR PL
SOUTHEAST / COLORADO SPRINGS

Powers Blvd Corridor

Dublin Blvd

Stetson Hills Blvd

Barnes Rd

S Carefree Cir

Constitution Ave

Palmer Park Blvd

**SITE:
8.69 ACRES
AVAILABLE**

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