

AVAILABLE

Freestanding Retail Building

4262 ROYAL PINE DRIVE, COLORADO SPRINGS, CO 80920

RETAIL

FOR SALE



FREESTANDING BUILDING

AVAILABLE FOR SALE

Located in highly desirable northeast Colorado Springs off North Powers Boulevard between North Union Boulevard and Briargate Parkway with scenic mountain views.

- + Includes curbside monument signage
- + Situated next to Lowe's Home Improvement, LifeTime Fitness, and across from UC Health Memorial Hospital North and The Children's Hospital
- + Surrounding upscale area is experiencing a boom in retail and residential development along highly travelled Powers Boulevard



Property Details

Freestanding Building	7,000 SF
Land Area	0.85 AC / 36,983 SF
List Price	\$2,900,000
Leasehold Interest	O'Reilly Auto Enterprises has leasehold interest on the space until 2/31/22
Parking	30 surface spaces
Zoning	PBC
Year Built	2007

2018 Estimated Demographics

	1 mile	3 miles	5 miles
Population	8,711	60,246	150,735
Average Household Income	\$150,549	\$122,665	\$105,921
Households	2,766	20,852	54,696

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Traffic Counts

N. Powers Boulevard at Union Boulevard	40,417 (2015)
Briar Gate Parkway at N Union Boulevard	15,540 (2014)
Briar Gate Parkway at Royal Pine Drive	16,747 (2015)



CONTACT US

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