

C-5 ZONED COMMERCIAL LAND

TUTT BLVD. (Powers Corridor)
 COLORADO SPRINGS, CO 80922

2.3 ACRES +/- (100,188 SF)



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 COMMERCIAL REAL ESTATE

FOR SALE



PROPERTY DETAILS

SIZE:	2.3 Acres +/- (100,188 sf)
ZONING:	C-5 CR
PRICE:	\$16 PSF
UTILITIES:	To Site
POSSIBLE USES:	<ul style="list-style-type: none"> • GENERAL RETAIL • AUTO SERVICE • AUTO SALES • HOTEL • MEDICAL OFFICE • BUSINESS PARK

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION 2016 ESTIMATES:	13,436	115,491	231,369
AVG. INCOME 2016 ESTIMATES	\$84,650	\$77,115	\$74,692

This 2.3 acre parcel is located in the growing part of the Powers Corridor in a high traffic trade area. This parcel of land is located next to a proposed Fairfield Inn hotel. It is also next to the Sky Sox and Switchbacks Stadiums. This land would be an ideal location for a restaurant. Come join Peaks N Pines Brewing, High Plains Veterinarian, Schnitzel Fritz, Aspen Auto and many other tenants in the Tutt Commercial Center

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