



## NEW SOUTH END - RETAIL FOR SALE - OPPORTUNITY ZONE 517-523 S TEJON STREET | COLORADO SPRINGS, CO

**SALES PRICE:**

\$2,165,000

**SIZE:**

8,000 SF

**LOT SIZE:**

19,204 SF

**NOI:**

\$144,000

### RETAIL FOR SALE

**PROPERTY HIGHLIGHTS:**

- Assessors ID: 6418318024
- Property Taxes: \$19,203
- Zoning: FBZ-CEN CU
- Unassigned Parking: 29 spaces
- Near restaurants and new apartments
- Near Switchbacks Stadium and US Olympic Museum

For information, please contact:

**SIMON PENNER**

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## RETAIL SITE FOR SALE

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### DEMOGRAPHICS

|                          | 1 mile   | 3 mile   | 5 mile   |
|--------------------------|----------|----------|----------|
| Total Population         | 7,877    | 96,971   | 229,165  |
| Total Households         | 3,673    | 43,575   | 95,113   |
| Avg. HH Income           | \$49,976 | \$66,170 | \$66,429 |
| # of Employees           | 27,286   | 88,564   | 144,970  |
| Total Daytime Population | 31,202   | 140,321  | 269,630  |

## AERIAL VIEW



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