

5705 ERINDALE DR

CUSHMAN & WAKEFIELD

Colorado Springs Commercial

NORTH / COLORADO SPRINGS

OFFICE / MEDICAL / MULTI-FAMILY

For Sale / OC CU Zoned Vacant Land



SITE
5705 ERINDALE DR

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LOT SIZE

1.37 Acres

PRICE

\$275,000
\$4.60/SF

ZONING

OC - CU
(City of Colorado Springs)

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile	13,270
3 Miles	95,421
5 Miles	261,236



MEDIAN HOUSEHOLD INCOME

\$81,529
\$81,310
\$87,768



TRAFFIC COUNT

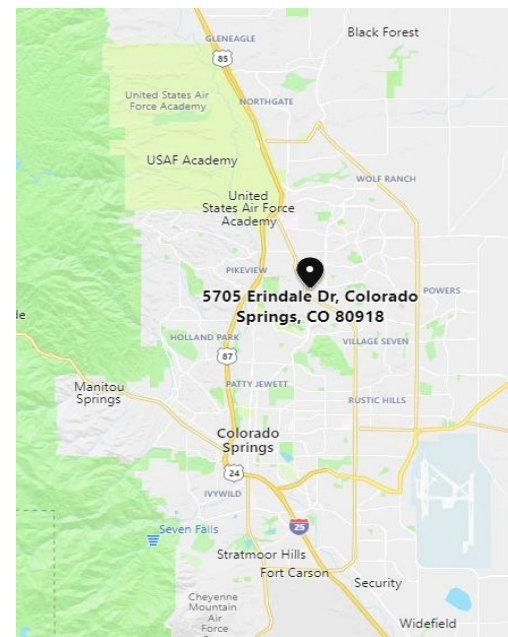
46,504
Academy Blvd & Vickers Dr

NEIGHBORING TENANTS

Key Bank, Summit Dental, Salcetti & Associates Periodontists, Oral Surgery Associates, Whiskey Baron Dance Hall & Saloon, Tuesday Morning, Dollar Tree, Boot Barn, Subway, Woodley's Furniture, Kum & Go, Chili's, and many others

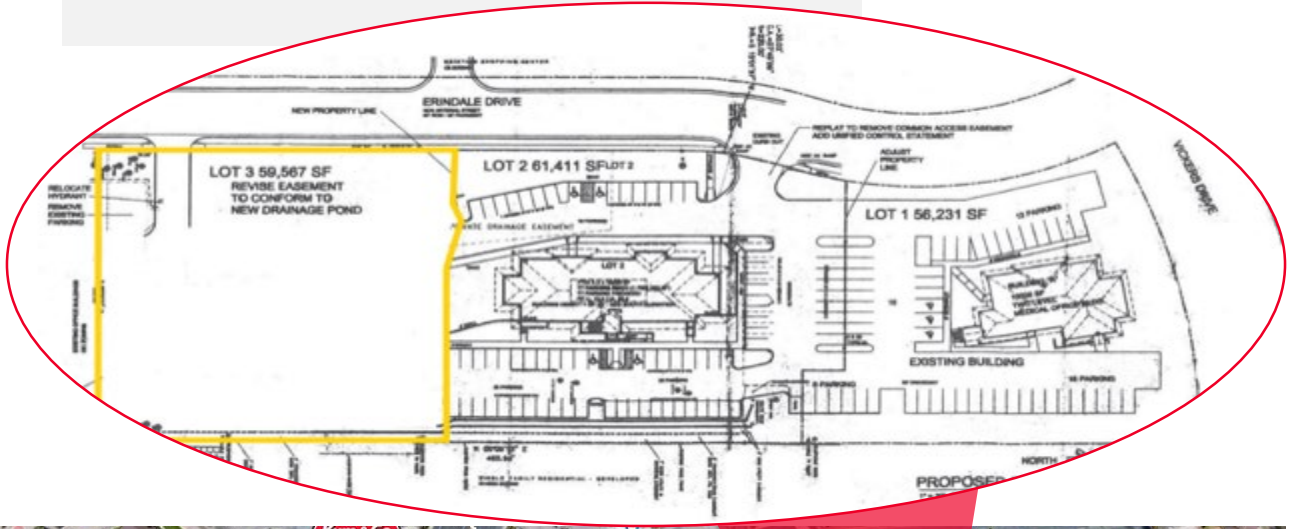
COMMENTS

- Strong Demographics
- Access N. Academy Blvd. & Vickers Dr.
- Established Retail Area
- Retaining Wall in Place
- Favorable Commercial Zoning – Allows Multi-Family, Medical, and Office



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