

1265 KELLY JOHNSON BLVD

Colorado Springs, CO



Colorado Springs
Commercial

Land / For Sale



SITE:
6.8 Acres
PIP1 Zoning

Mark Useman
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Cushman & Wakefield | Colorado Springs Commercial
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WAKEFIELD

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LOT SIZE

6.8 AC

PARCEL NUMBER

6305302003

ZONING

PIP1 (Planned Industrial Park)

SALE PRICE

\$2,000,000

TAXES (2018)

\$17,373.19

NEIGHBORING TENANTS

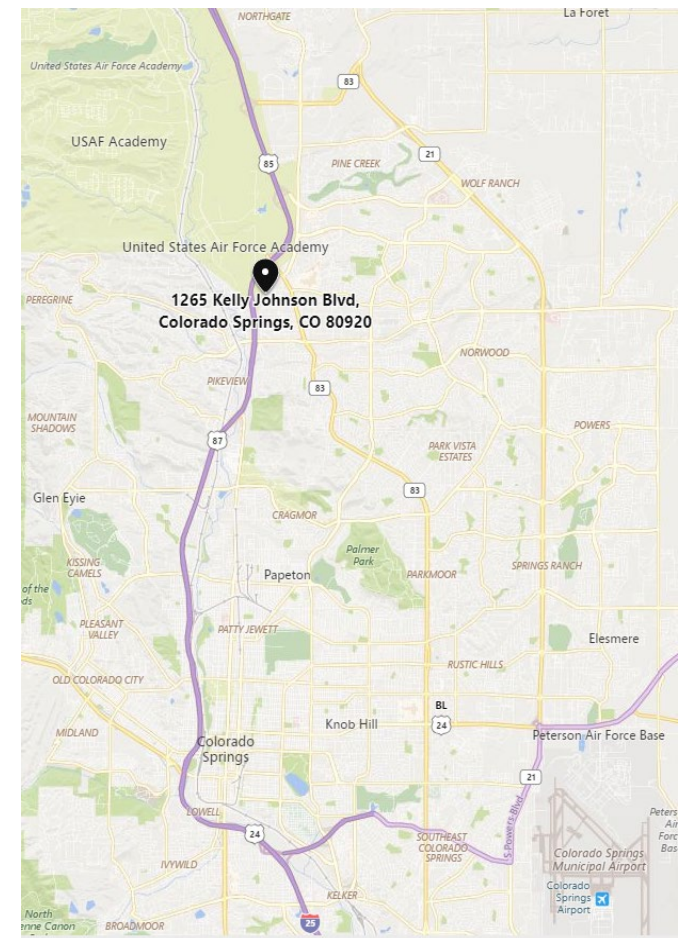
New Developments including Hotel & Multi-Family Housing 2019; Class-A Office Developments; and Many Nearby Amenities Including Professional Office Suites, Retail, Hotel, and Dining

COMMENTS

- High Visibility
- Excellent Demographics
- High-Growth Retail Area
- New Development Area
- Many Nearby Amenities

IDEAL USES

- Office
- Medical Office
- Hotel
- Multi-Family
- Senior Living/Assisted Living



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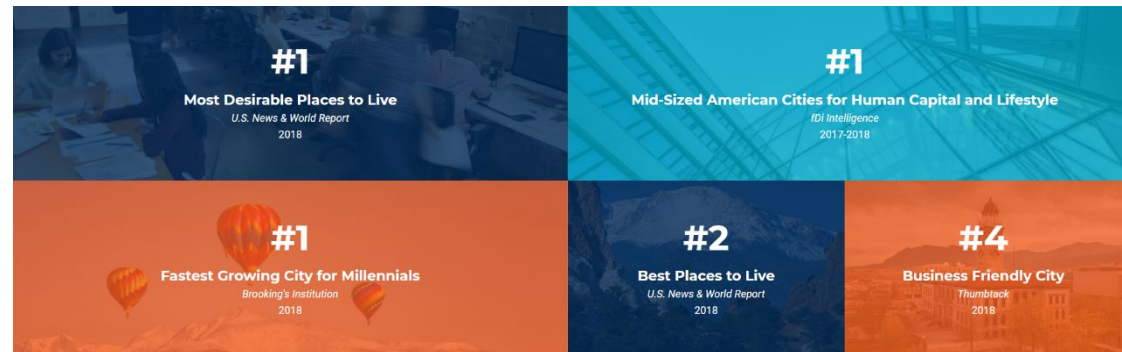
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COLORADO SPRINGS ECONOMIC PROFILE

KEY INDUSTRIES

- Aerospace & Defense
- Healthcare & Medical Technologies
- Information Technology & Cybersecurity
- Manufacturing
- Sports



NEIGHBORHOOD DEMOGRAPHICS


POPULATION


AVERAGE
HOUSEHOLD INCOME


TRAFFIC COUNT

1 Mile	2,987
3 Miles	62,787
5 Miles	177,913

\$90,683
\$100,142
\$96,121

38,420 v.p.d.
N. Academy Blvd. & Kelly Johnson Blvd.
103,327 v.p.d.
I-25 @ N. Academy Blvd.

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