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CBRE

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FOR SALE .55 ACRE LOT NEAR HANCOCK PLAZA

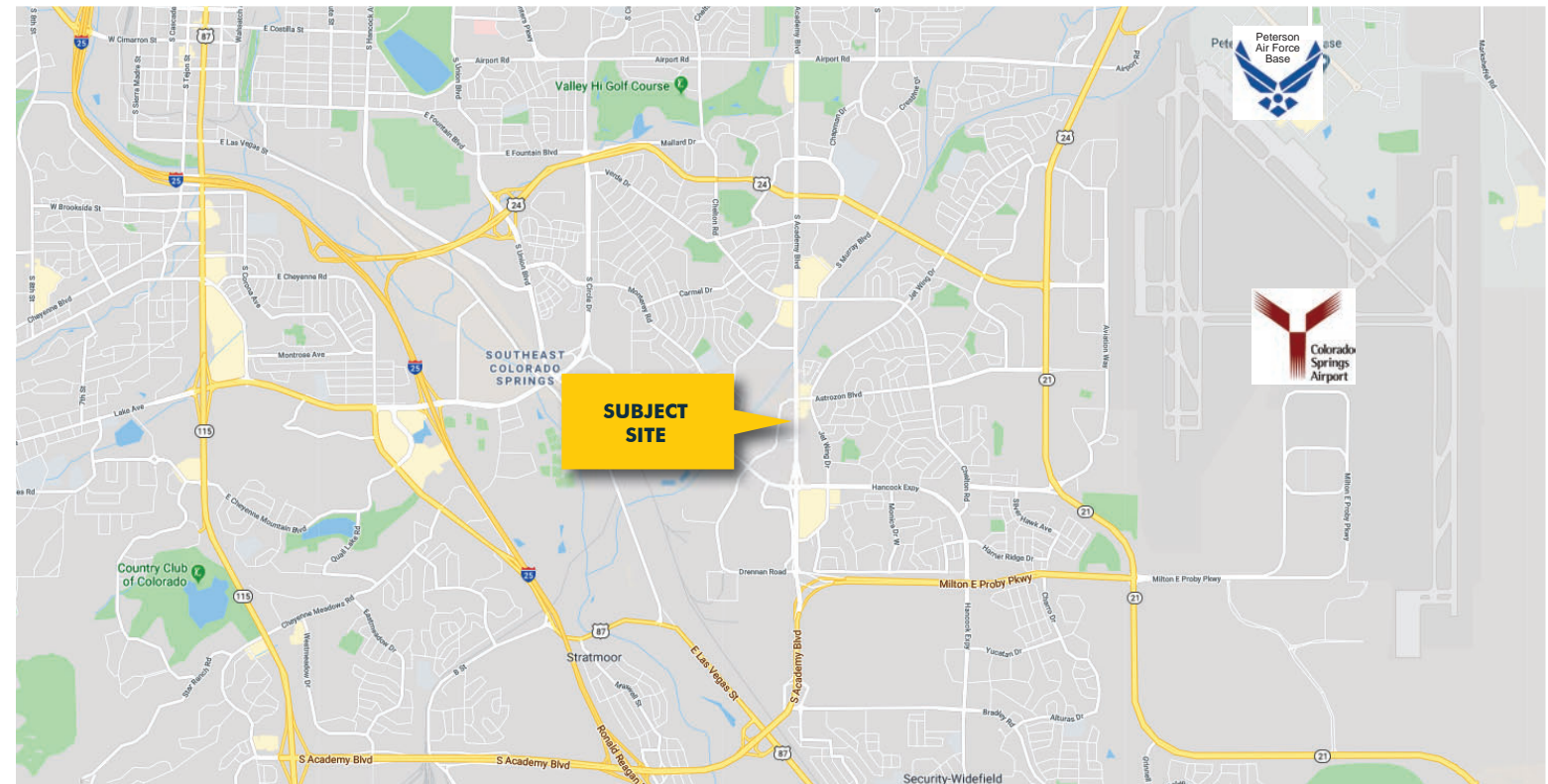
2680 S. ACADEMY BLVD. • COLORADO SPRINGS, CO 80916

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.55 ACRE LOT (24,083 SF)

NEXT TO HANCOCK PLAZA SHOPPING CENTER A 181,420 SF MIXED-USE COMMUNITY CENTER

- Highly visible location on busy South Academy Boulevard at Hancock Expressway
- Conveniently located next to Hancock Plaza which is anchored by King Soopers and Ace Hardware in southeast Colorado Springs
- Subject lot is next door to the north of Burger King
- Ideal for a Bank, Coffee, Commercial, Drug Store, Fast Food, Restaurant, Retail
- Covered bus stop right out front for easy walkability
- Close to Colorado Springs Airport, Peterson Air Force Base and Powers Boulevard
- Easy access to I-25, south to Fountain and Pueblo or north to Denver
- Zoning: PBC AO - Planned Business Center
- Size: .55 AC / 24,083 SF
- Price: \$12.00/PSF



2019 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	15,893	102,819	213,030
HOUSEHOLDS	5,648	38,410	83,249
AVERAGE HOUSEHOLD INCOME	\$54,258	\$57,784	\$62,750

2019 TRAFFIC COUNTS

S. ACADEMY BLVD. AND ASTROZON BLVD.	37,500 VPD
HANCOCK EXPY AND S. ACADEMY BLVD.	20,177 VPD

