

2019 ESTIMATED DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
POPULATION	10,671	58,284	163,780
AVERAGE HOUSEHOLD INCOME	\$84,346	\$84,681	\$78,571
HOUSEHOLDS	3,626	21,098	61,702
TRAFFIC COUNTS			
CONSTITUTION AVE WEST OF MARKSHEFFEL RD	28,000 VPD		
MARKSHEFFEL RD NORTH OF CONSTITUTION AVE	16,000 VPD		
MARKSHEFFEL RD SOUTH OF CONSTITUTION AVE	17,000 VPD		



CONTACT

PATRICK KERSCHER
Senior Associate
+1 719 471 6045
patrick.kerscher@cbre.com

DAN RODRIGUEZ
Vice President
+1 719 471 6046
dan.rodriquez@cbre.com



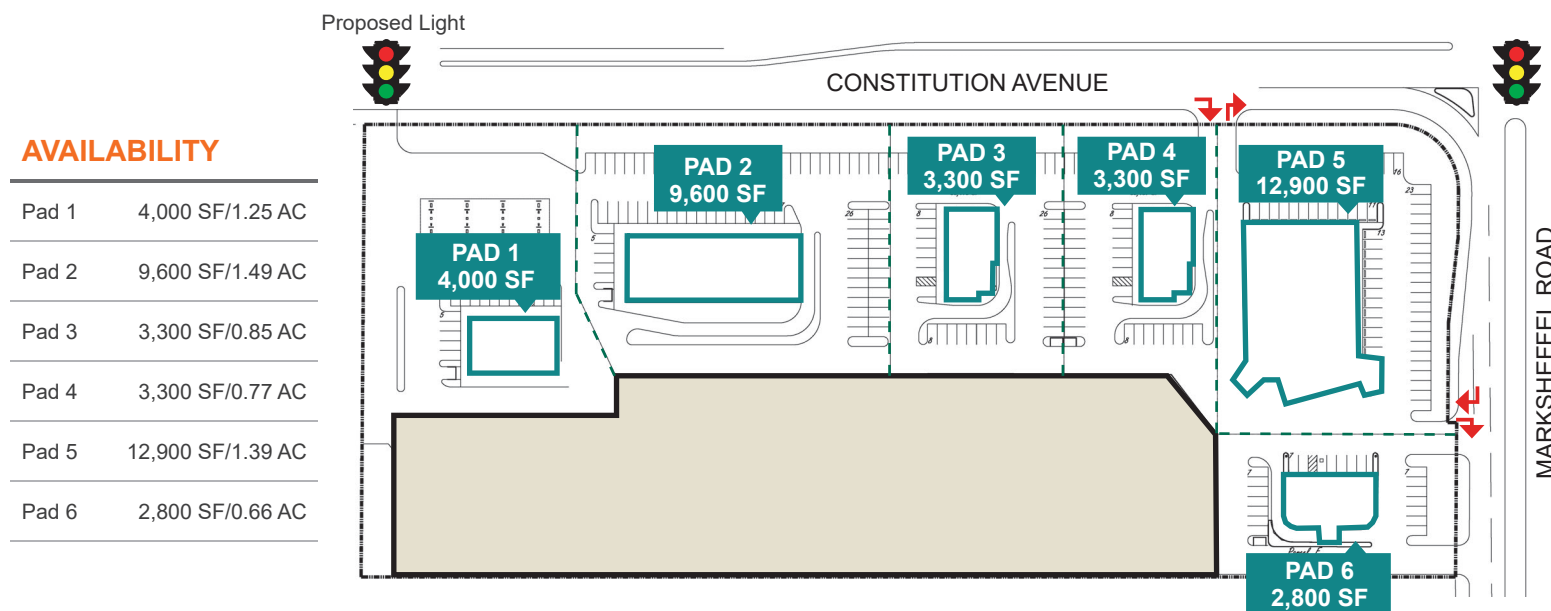
PAD SITES FOR SALE

SHOPS AT THE MARKETPLACE

SWC MARKSHEFFEL ROAD & CONSTITUTION AVENUE
COLORADO SPRINGS, CO 80915



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PAD SITES AVAILABLE

RETAIL DEVELOPMENT OPPORTUNITY

- Excellent location just off the Constitution & Marksheffel corridor across from brand new King Soopers Marketplace shopping center
- Site will be a retail use project that incorporates a balance of shopping, restaurants and service providers
- Convenient access to Peterson Air Force Base and Colorado Springs Airport
- Direct path to Highway 24 which feeds right into downtown
- Abundance of existing and new housing developments, including the master planned development Banning Lewis Ranch with 24,000 homes planned
- Sweeping views of the mountains to the west

