

# murray conoco

515 N MURRAY BLVD | COLORADO SPRINGS, CO



## for sale

\$780,0000\*

Located at the busy intersection of N. Murray Boulevard and E. Platte Avenue.

The visibility and traffic counts at this property are exceptional. This station serves residents of a heavily-populated area as well as commuters off E Platte Avenue; a major east-west arterial.

### property features

Convenience Store Sqft: 1,421 SF

Car Wash: 377 SF

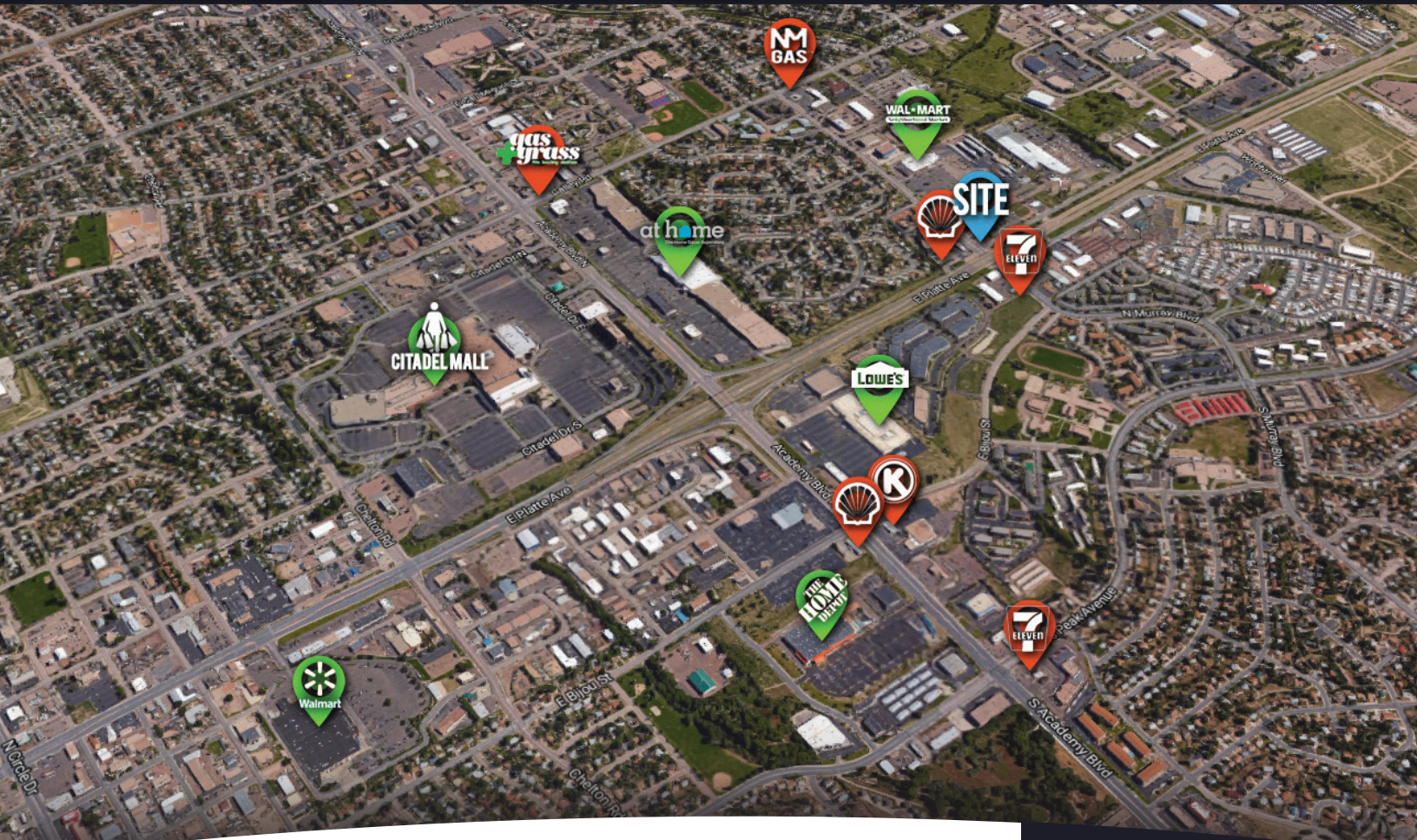
Land: 30,000 SF

Parking: 6 Surface Spaces

Signage: Building & Pole

*\*Includes Real Estate, Improvement, Equipment & Goodwill.  
Does Not Include Inventory.*

# location highlights



## demographics

	1 Mile	3 Miles	5 Miles
Population	15,827	121,317	261,726
Households	6,216	49,290	105,235
Average HH Income	\$47,673	\$54,837	\$60,528
Average Age	33.2	35.6	35.7

costar, 2017

## traffic counts

Street	Cross Street	VPD
N Murray Boulevard	E Platte Avenue	16,475
E Platte Avenue	E Murray Boulevard	45,654

costar, 2016



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