

PALMER MCALLISTER

Commercial Real Estate



Colorado Springs
Commercial

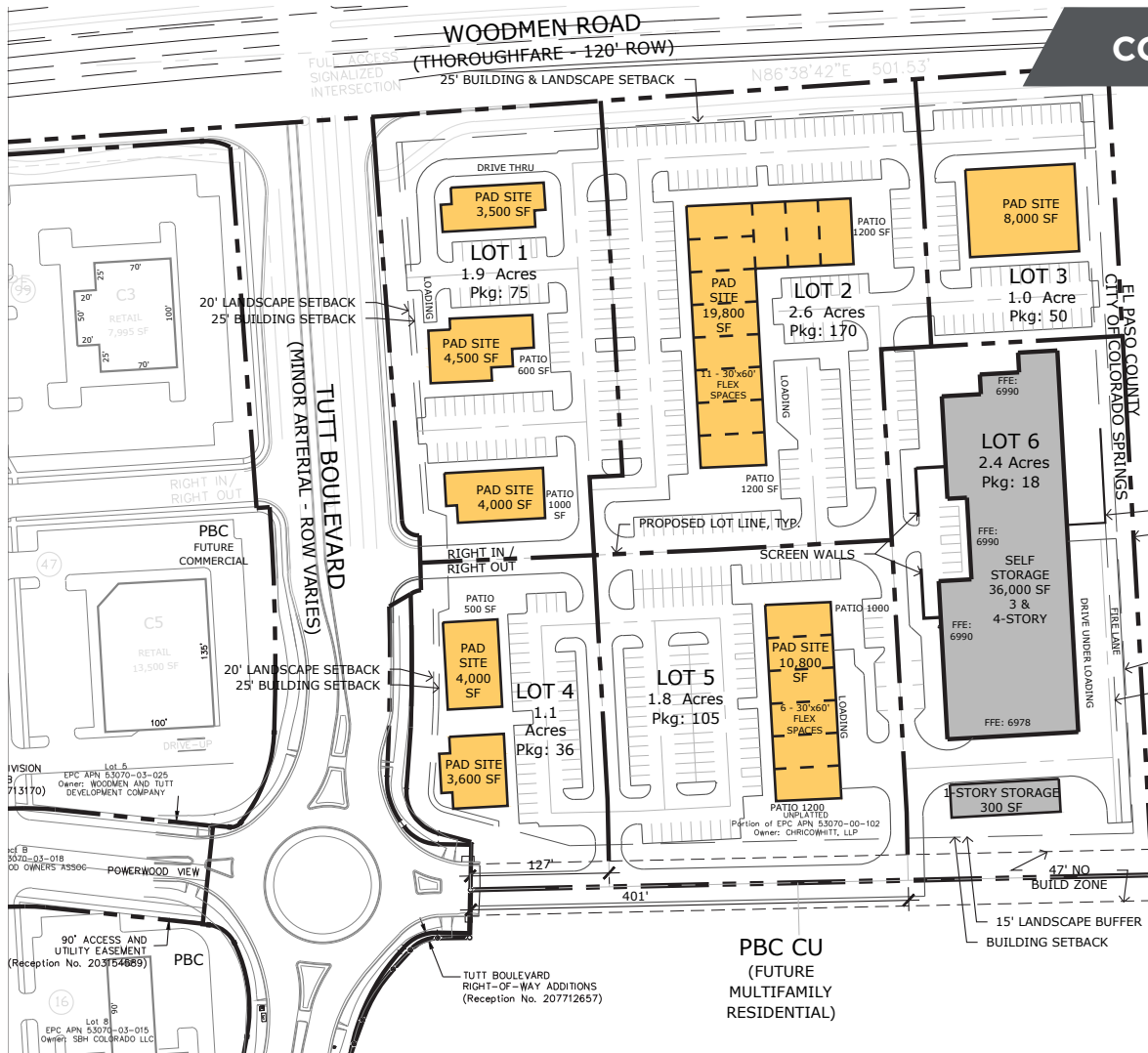
LAND FOR SALE

Intersection of Woodmen & Tutt

10 ACRES



Penrose-St. Francis
Health Services
Centura Health.



CONCEPT PLAN

SUGGESTED USES:

- RETAIL
- MEDICAL OFFICE
- DAYCARE
- RESTAURANT
- SELF STORAGE

CC
COMMERCIAL

PAD SITE RATES:

- LOT 1 \$20.00 PSF
- LOT 2 \$18.00 PSF
- LOT 3 \$18.00 PSF
- LOT 4 \$15.00 PSF
- LOT 5 \$14.00 PSF
- LOT 6 \$13.00 PSF

Demographics

	1 Mile	3 Mile	5 Mile
2019 Population	10,115	79,622	189,655
Median HH Income	\$98,729	\$93,352	\$83,819
Daytime Population	2,760	13,667	63,943

Traffic Counts

E Woodmen Rd @ Tutt Blvd	33,784 ADT
N Powers Blvd @ E Woodmen Rd	43,133 ADT

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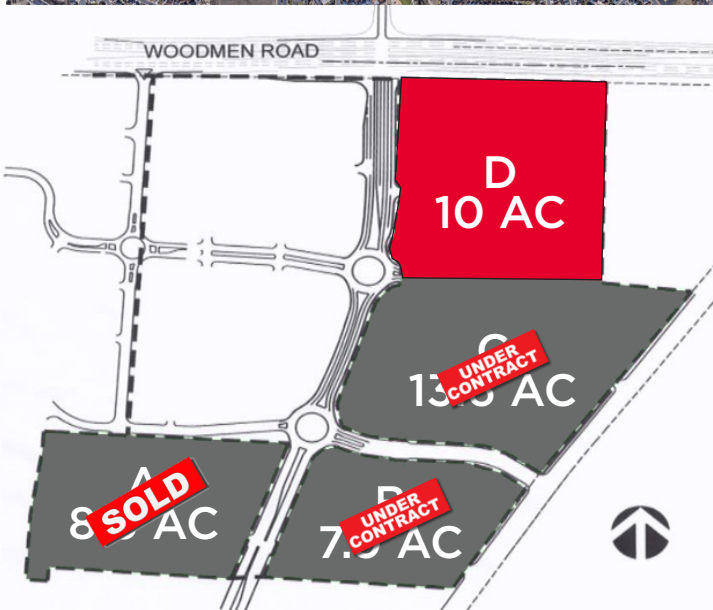
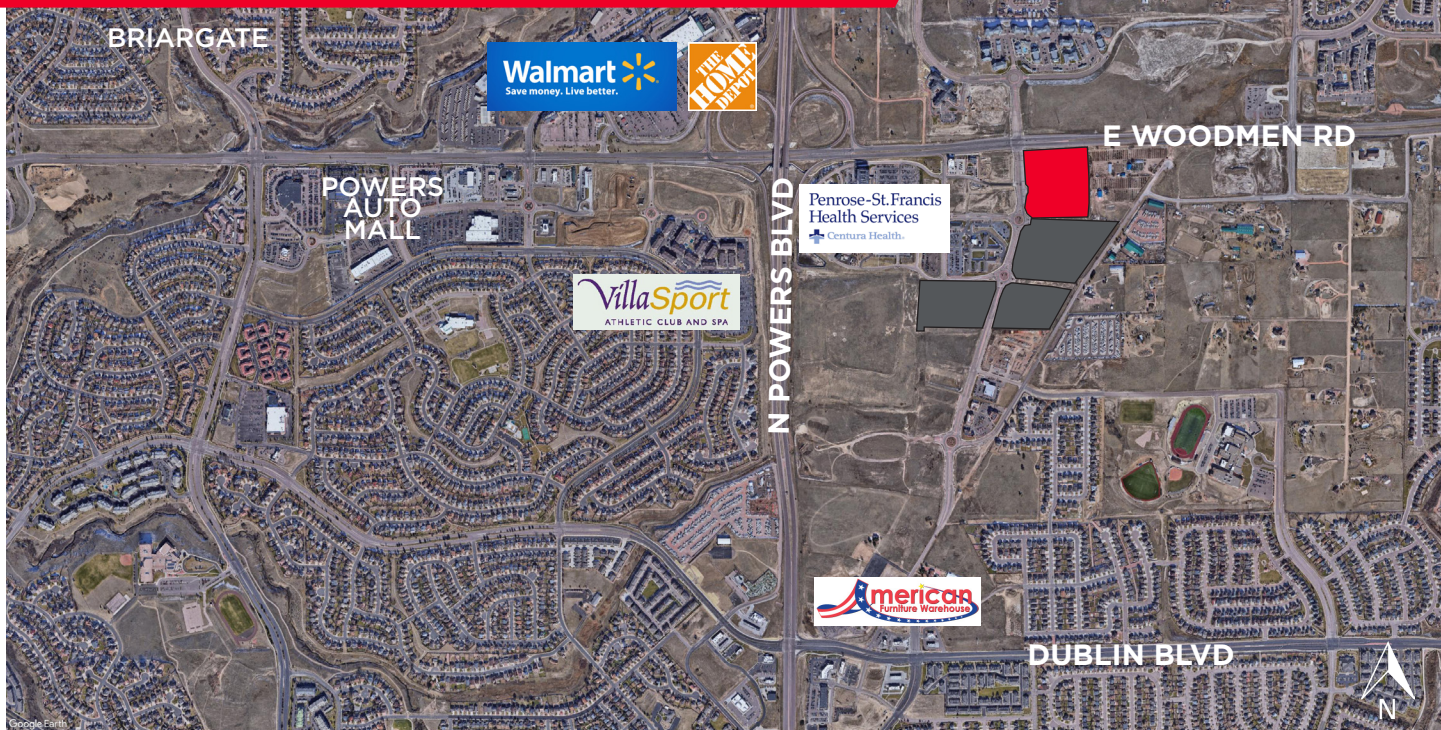
CUSHMAN & WAKEFIELD

Colorado Springs Commercial

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TOTAL SIZE: 31.5 AC

LOT A:	8.6 AC	SOLD
LOT B:	7.9 AC	UNDER CONTRACT
LOT C:	13.6 AC	UNDER CONTRACT
LOT D:	10 AC	CALL BROKER FOR DETAILS

- Located in Colorado Springs' fastest growing region
- Located at the entrance to St. Francis Medical Center

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