

WOODMEN LAND PARCEL

FOR SALE // 4030 Lee Vance Vw, Colorado Springs, CO 80918

cameronbutcher
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Sale Price:	\$8.50 PSF
Total Price:	\$2,162,320
Lot Size:	5.83 Acres (will subdivide)
Zoning:	PBC, AO

PROPERTY OVERVIEW

Land parcel for sale off of E. Woodmen Rd. and Rangewood Dr., next to Woodmen Plaza Shopping Center. All utilities are to the site, along with a new right-in/right-out access to Woodmen Rd. High traffic counts and easy access to N. Powers Blvd makes this a highly desirable location for a variety of investment opportunities.

DEMOGRAPHICS ('18 EST)

	1 MILE	5 MILES	10 MILES
Total Households	5,887	82,725	194,697
Total Population	16,255	219,578	499,485
Median HH Income	\$85,544	\$78,219	\$64,570

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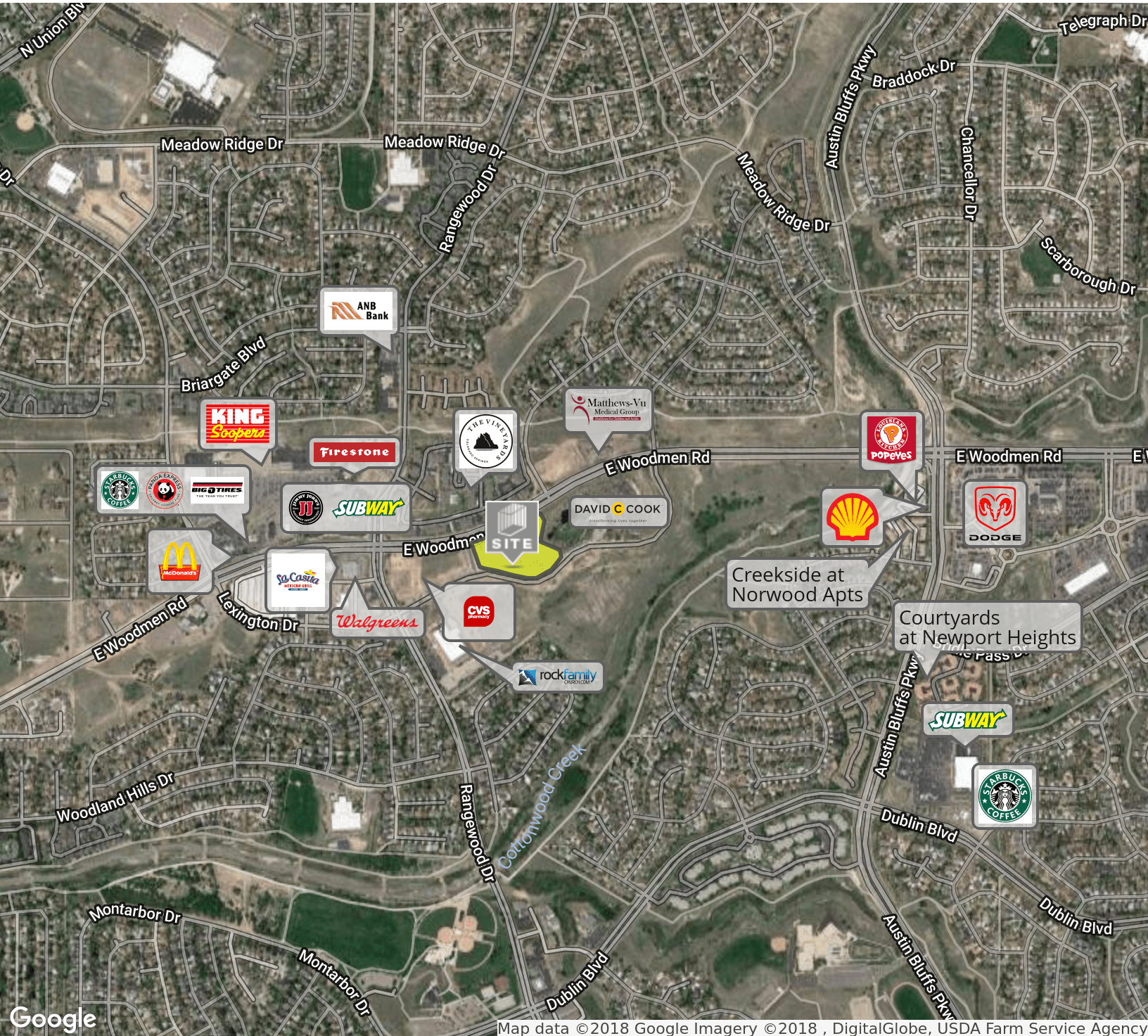
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