

# 0 SPANISH BIT DRIVE

Colorado Springs, CO



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

Northeast Land / For Sale



**SITE:  
6.57 ACRES**

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# 0 SPANISH BIT DRIVE

## Colorado Springs, CO



Colorado Springs  
Commercial

Northeast Land / For Sale

**LOT SIZE**  
6.57 Acres

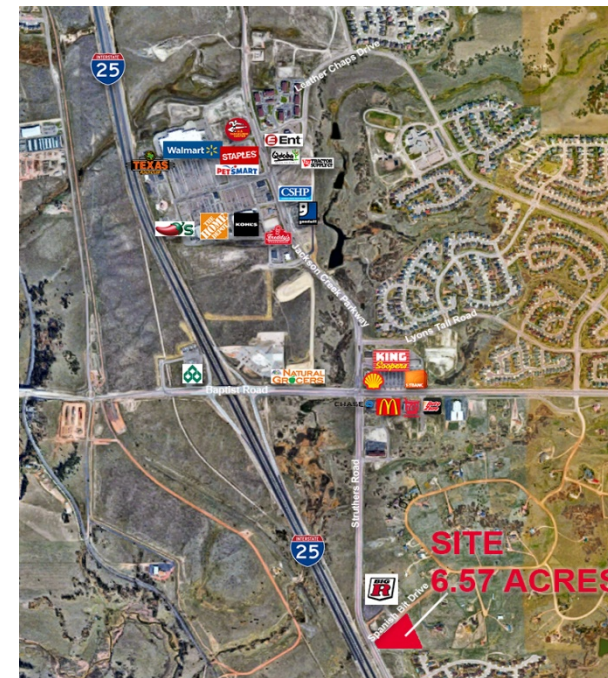
**TAX ID #**  
7136001045

**SALE PRICE**  
\$1,001,662 / \$3.50 PSF

**ZONING**  
R-4 (El Paso County)

**NEIGHBORING TENANTS**  
Big R

- COMMENTS**
- High Visibility
  - Excellent Demographics
  - High-Growth Area

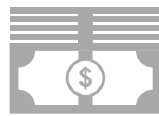


### NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile	3,828
3 Miles	22,142
5 Miles	48,784



MEDIAN  
HOUSEHOLD INCOME

\$118,096
\$112,839
\$112,089



TRAFFIC COUNT

13,155 vpd  
Baptist Rd. &  
Struthers Rd.

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