

Colorado Springs Commercial

LAND FOR SALE LAKE WOOODMOOR DR & HWY 105 MONUMENT, CO 80132



PROPERTY FEATURES

- The site is located near the intersection of Lake Woodmoor Dr. and Hwy 105 in beautiful Monument.
- Site offers excellent visibility and frontage along Hwy. 105.
- Ease of access to I-25.
- Excellent demographics.
- Consisting of approximately 2.5-3 Usable acres subject to Preble Mouse setback requirements

Mark Useman **Executive Managing Director** +719 231 4700 + 719 418 4069 museman@coscommercial.com

Site Well-Suited For:

- Office Development
- **Medical Clinic**
- Assisted Living Facility
- **Childcare Facility**
- Education/Tutoring Center
- Church
- **Storage Facility**
- Preble Mouse Mitigation Ground

2. N Cascade Avenue, Suite 520 Colorado Springs, CO 80903 phone: +1 719 634 1500 www.coscommercial.com

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BUILDING FEATURES		DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
LOT SIZE	6.21 Acres (2.5-3 Useable Acres subject to Preble Mouse setback	EST. POPULATION (2016)	2,760	19,490	34,724
TAX ASSESSOR #	requirements) 7113210025	AVG. HOUSEHOLD INCOME	\$99,952	\$126,773	\$134,481
SALE PRICE	\$2.00 Per Usable Square Foot	TRAFFIC COUNT (<i>Hwy 105 & I-25</i>)	17,000		
ZONING	R-4		vpd		

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