

# TUTT OFFICE PARK LAND

TUTT BLVD.

COLORADO SPRINGS, CO 80917

1.46 +/- ACRES



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COMMERCIAL REAL ESTATE

**FOR SALE**



## PROPERTY DETAILS

AVAILABLE:	1.46 +/- Acres
SALE PRICE:	\$600,000
ZONING:	PBC – Planned Business Center
UTILITIES:	To Site

This lot is the last fully developed lot in Tutt Office Park. It is located off of Tutt Blvd next to Primrose Day Care, Salvation Army Thrift Store and Honest Accurate Auto Service. It is zoned PBC – Planned Business Center which allows for retail, office, and medical office.

## DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 POPULATION	14,105	117,743	235,359
AVG. HH INCOME	\$87,121	\$79,519	\$77,096

TRAFFIC COUNTS
2015 TUTT BLVD & BARNES RD 16,085 CARS PER DAY
2015 TUTT BLVD & N CAREFREE CIRCLE 12,019 CARS PER DAY

## SAM CAMERON

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