

FOR SALE

Pad Site at Powers Auto Park

COLORADO SPRINGS, CO 80923

RETAIL

1.19 ACRE PAD SITE!



PAD SITE FOR SALE

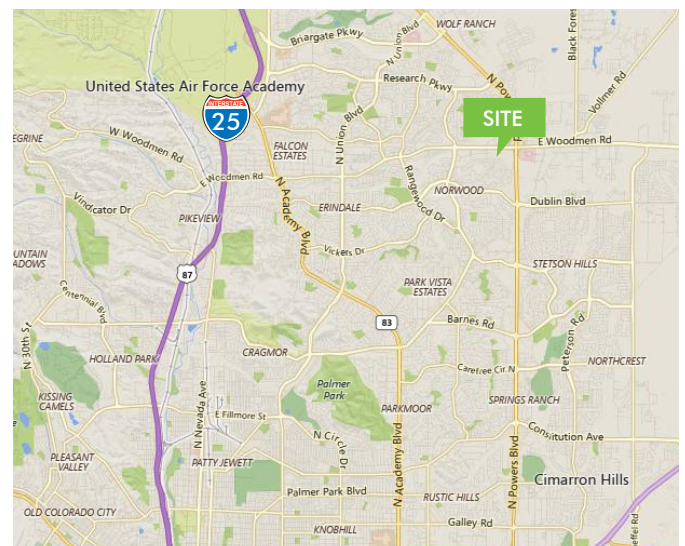
POWERS AUTO PARK

Powers Auto Park is located in the rapidly expanding northern Colorado Springs area off East Woodmen Road at Powers Boulevard.

- + CBRE is offering a 1.19 acre pad site for sale with high visibility, immediately adjacent to the brand new Kum & Go at the main entrance of the Auto Park
- + The Powers Auto Park is home to Liberty Toyota, Freedom Honda, Colorado Springs Dodge, Penkhus Select, The Faricy Boys Chrysler/Jeep, Rocky Mountain Auto Broker, Preferred Preowned, Christian Brothers Automotive, Village Inn, Sonic, and Kum & Go
- + Upscale features of this vibrant, elegantly designed master planned development include professionally landscaped roundabouts and esplanades trimmed out with red brick pavers, and exceptional mountain views

Property Details

Size	1.19 Acres / 51,703 SF
Zoning	C6, General Business
Schedule Number	6312100015



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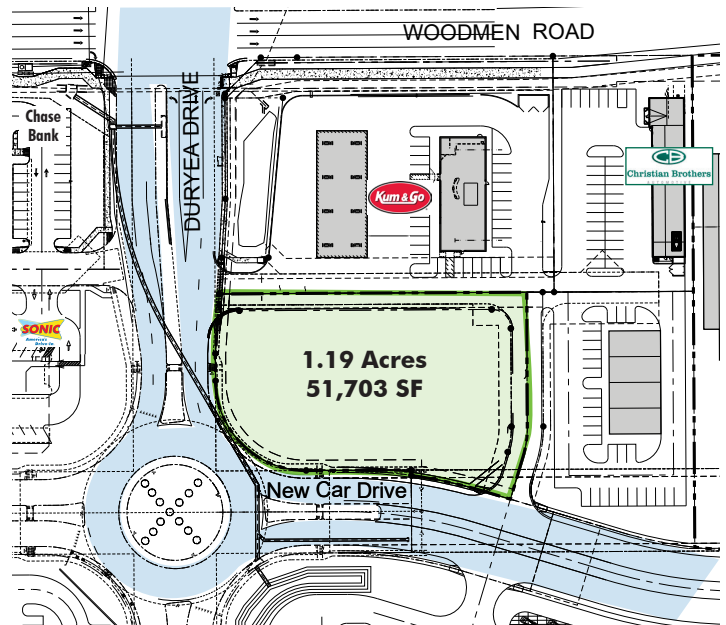


2018 Estimated Demographics

	1 mile	3 miles	5 miles
Population	14,124	115,114	206,004
Average HH Income	\$117,519	\$104,547	\$97,710
Households	4,620	40,292	76,405

Traffic Counts

East Woodmen Road at Duryea Drive	43,153 VPD
North Powers Boulevard at East Woodmen Road	59,540 VPD



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