

# RETAIL & OFFICE LAND

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

**cameronbutcher**  
COMMERCIAL REAL ESTATE



## OFFERING SUMMARY

Sale Price:	\$8.50 / SF
Total Price:	\$2,162,320
Lot Size:	5.84 Acres (will subdivide)
Zoning:	OC - Office Complex

## PROPERTY OVERVIEW

Office land parcel now available for sale. This parcel is located at the busy intersection 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. The zoning is OC,, which allows for office buildings, restaurants, bank with a drive-thru, residential and many other uses.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households ('18 est)	5,887	44,023	82,725
Total Pop. ('18 est)	16,255	119,296	219,578
Average HH Income ('18)	\$99,999	\$97,261	\$93,392

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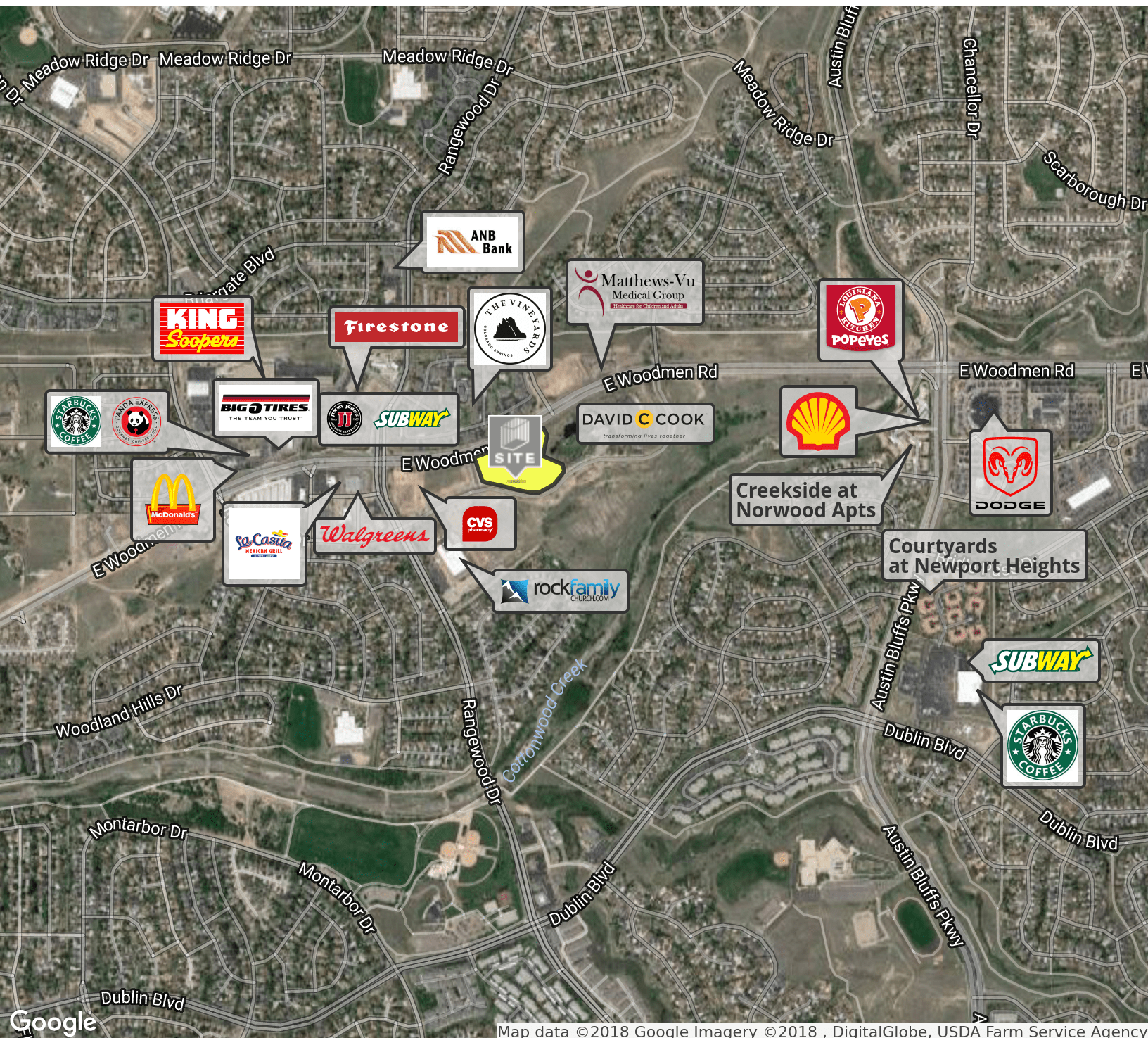
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