

**MXM LAND AVAILABLE
FOR SALE
HANCOCK AND ASTROZON BLVD
COLORADO SPRINGS, CO 80910**



SIZE: 3.6 ACRES

ZONING: MXM

SALE PRICE: 860,000.00

- *MXM Site allows for New Retail
- *Adjacent to very busy King Soopers anchored Retail, Includes Dollar Tree and Huntington Bank
- *Heavy Traffic Counts on the Hancock Expressway

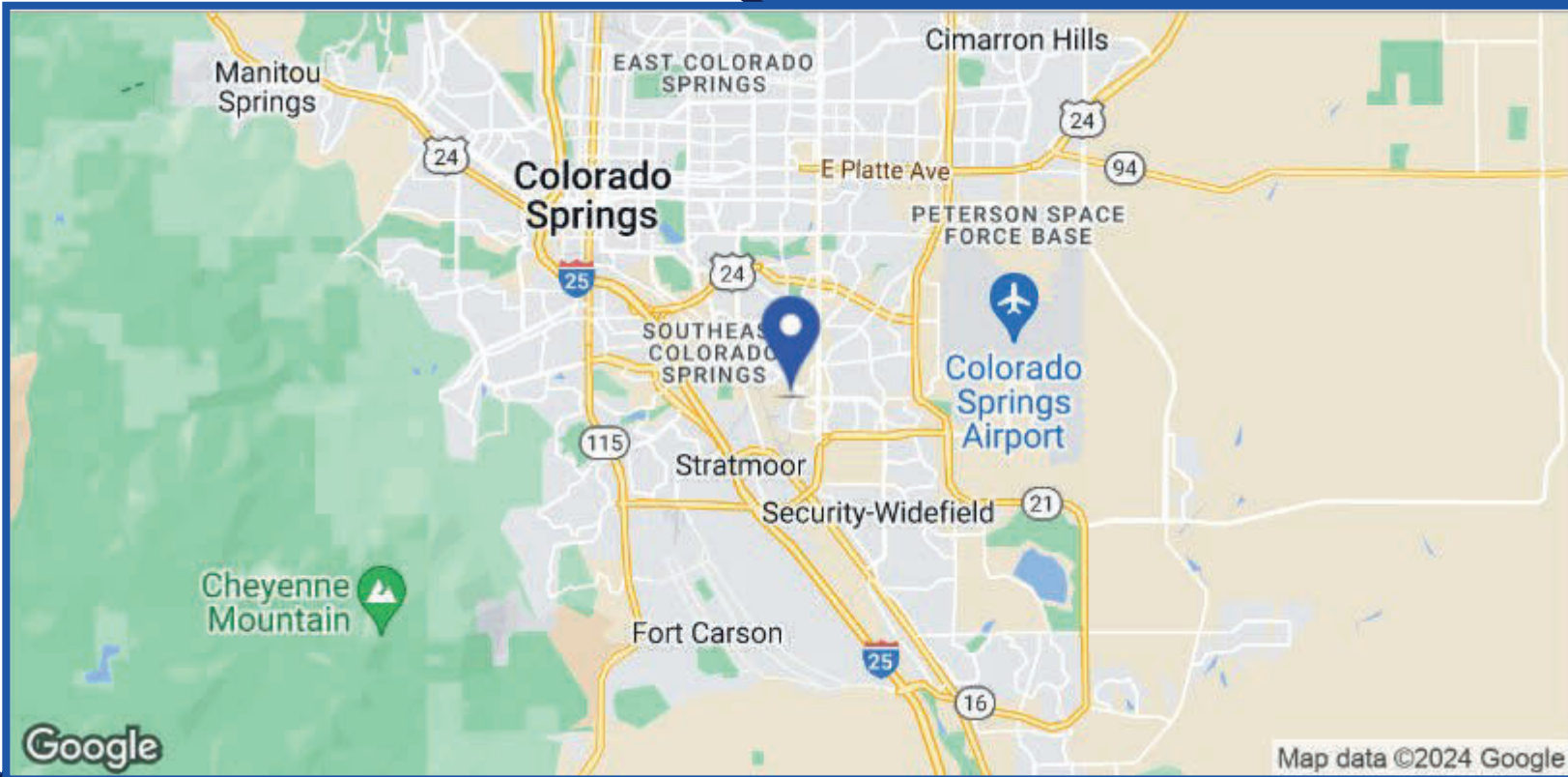
Front Range Commercial
105 E. Moreno Ste# 100
Colorado Springs, CO 80903
T. 719.520.9500 F.719.389.1296
www.frontrangecommercial.com

Bob Nolette
Broker/Founder
(Main) 719.520.9500
(Cell) 719.339-1140
BNolette@frontrangecommercial.com

Michael Roslin
Broker
(Cell) 719.351-3528
Michael@maroslin.com



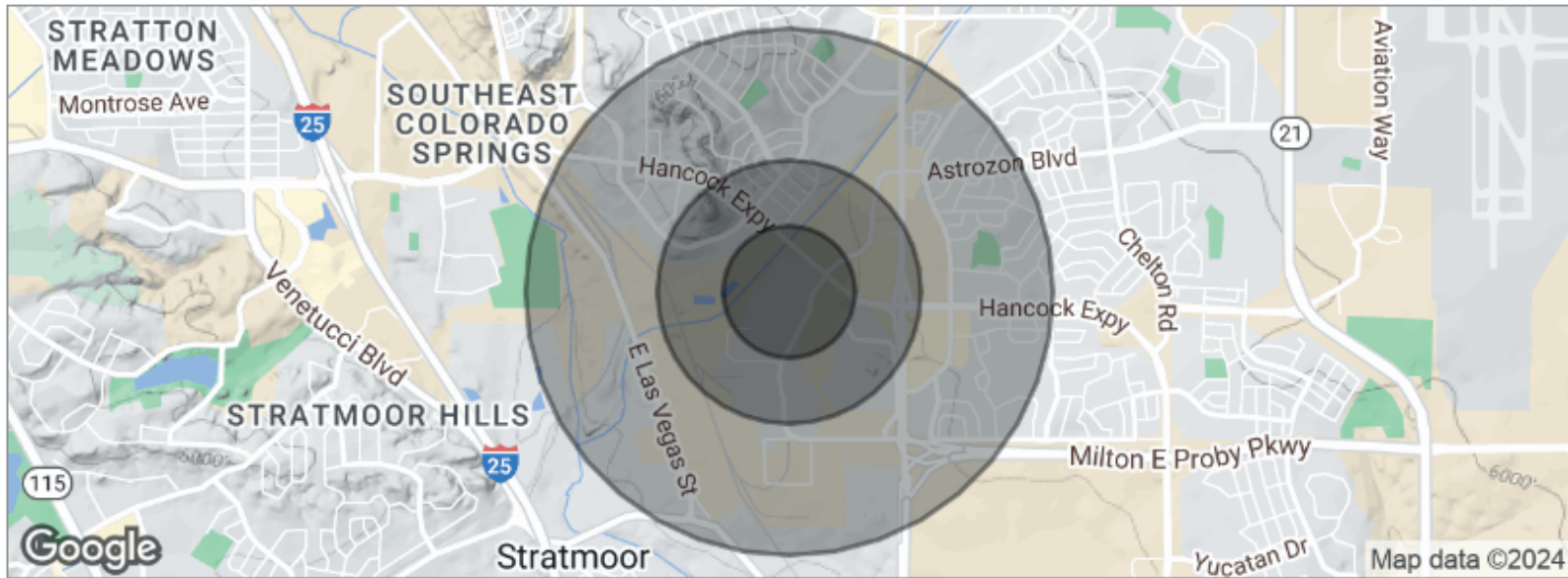
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	270	1,748	11,189
Median age	27.6	27.0	28.8
Median age (male)	25.4	25.1	28.2
Median age (female)	24.7	27.8	30.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	74	541	3,952
# of persons per HH	3.6	3.2	2.8
Average HH income	\$40,764	\$42,758	\$51,972
Average house value	\$36,798	\$74,819	\$156,974

** Demographic data derived from 2020 ACS - US Census*