

# Flex-Office Industrial Condo For Sale/Lease

## 5770 & 5780 E Woodmen Road

Colorado Springs, CO 80920



### PROPERTY SUMMARY

**5770 & 5780 E. Woodmen Road** are flex-office-industrial condos located in a high traffic-prime location with easy access from Powers Boulevard and E. Woodmen Road.

- High traffic counts
- Roll-up 16 ft door
- Highly visible from Powers Blvd

### CONDO FEATURES

UNIT	SIZE	LEASE RATE
5770 - Suite 140	1,800 RSF	\$20.00 PSF
5780 - Suite 120	1,500 RSF	\$22.00 PSF

SALE PRICE	CALL BROKER
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OPERATING EXPENSES (2025 Est.)	\$7.93 PSF
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YEAR BUILT	2021
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ZONING	C6
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KCRE Advisors, LLC  
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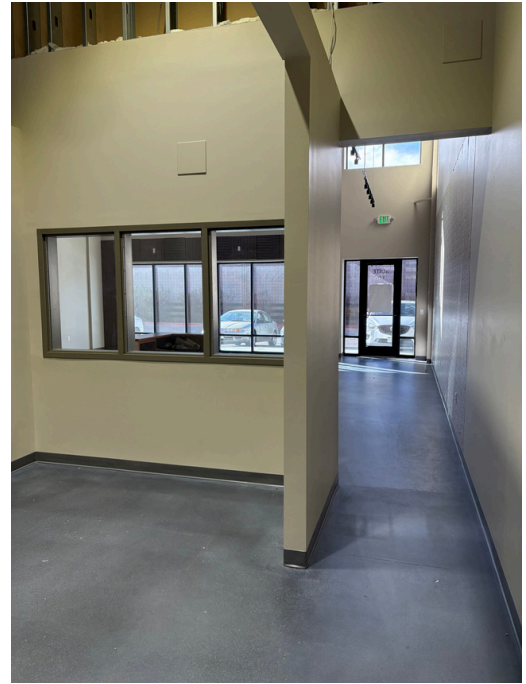


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### Suite 140



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**Flex-Office  
Industrial Condo  
For Sale/Lease**

**5780 E Woodmen Road**

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**Suite 120**



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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	10,844	107,966	211,434
HOUSEHOLDS	3,589	38,133	78,627
AVE HH INCOME	\$127,748	\$125,147	\$114,261

### COMBINED TRAFFIC COUNTS

E Woodmen Rd	N Powers Blvd	47,277	VPD	2025
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\*Sourced by CoStar

### Surrounding Businesses & Restaurants:



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