

Pad Site For Sale | Zoned MX-M
+ 1.9 Acres or + 83,133 SF
SEC Academy Park Lp & E Fountain Blvd
Colorado Springs, CO 80916



ATLAS
Preparatory
High School

Colorado
Spring Police
Department

extended
STAY
AMERICA
premier suites

WORKFORCE
STAFFING

Terracon

Property Features

- Pad Site available approximately 1.9 AC or 83,133 SF
- Property will be located next to a brand new, Extended Stay Premier Hotel and in close proximity to Colorado Springs Airport
- Located at the southeast corner of Academy Park Loop and East Fountain Boulevard
- Highly visible from E Fountain Blvd with over 38,000 vehicles per day
- Onsite detention pond included

Commercial Zoning | MX-M Uses:

- Car Wash
- Fast Food
- Bank
- Coffee
- Self-Storage
- Daycare
- Gas|Convenience Store

Listing Price: \$1,250,000.00
(\$15.04 PSF)



SCAN ME

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Location Map



Market Profile / Demographics (2023)

	1 mile	3 miles	5 miles
Total Population	23,266	100,309	238,670
Total Households	9,012	38,854	96,193
Avg Household Income	\$64,147	\$65,041	\$77,379
Total Businesses	471	4,852	13,660
Total Employees	4,030	41,377	117,827