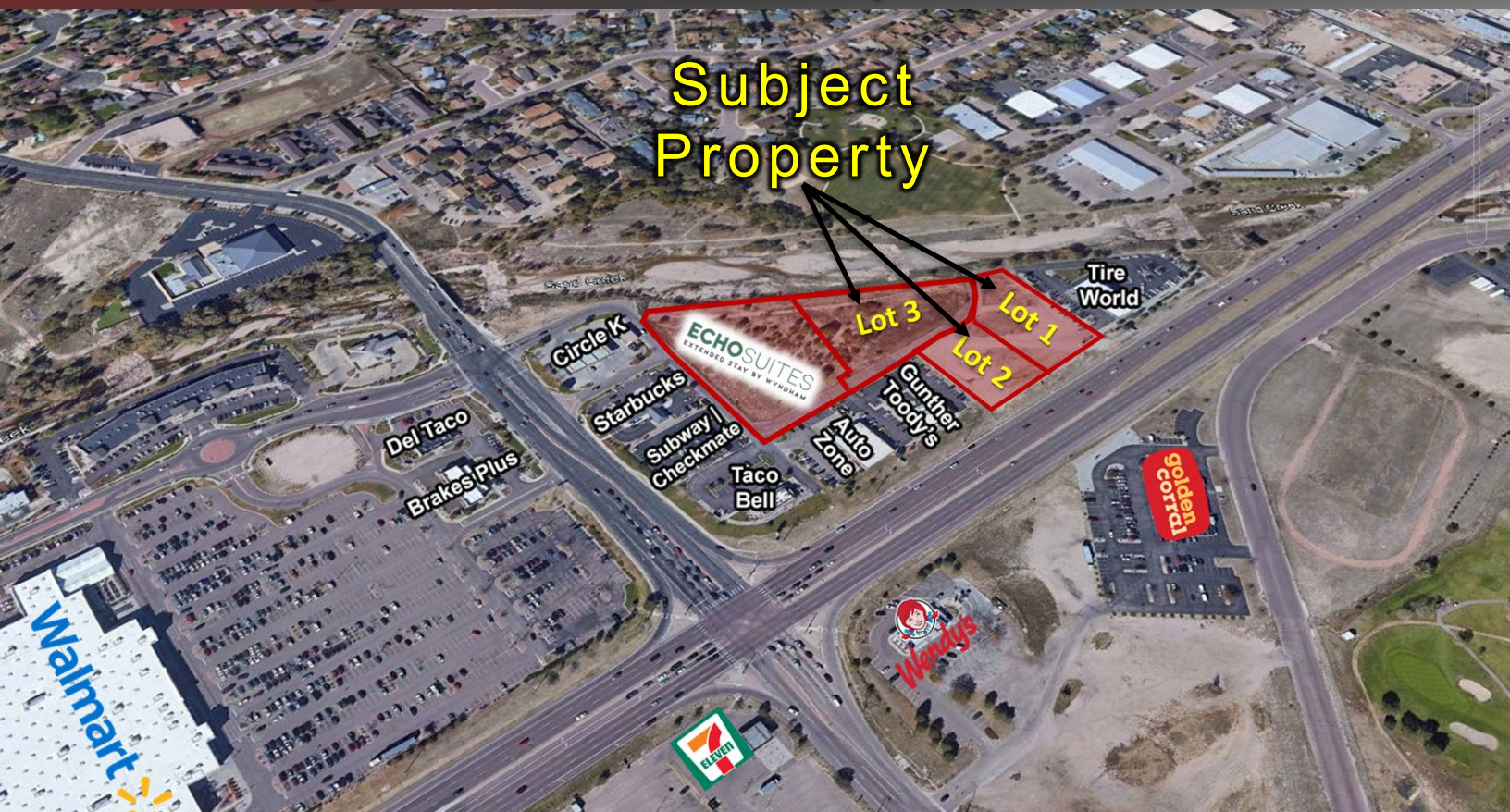


Crossing at Palmer Park | LAND FOR SALE



**NWC Palmer Park Blvd & Powers Blvd,
Colorado Springs, CO**

❖ Pad Sites Available & Asking Price:

- **Lot 1 53,070 SF (\$23.00 PSF) \$1,220,610.00**
- **Lot 2 43,944 SF (\$24.00 PSF) \$1,054,656.00**
- **Lot 3 87,081 SF (\$16.00 PSF) \$1,393,296.00**

NAI Highland

❖ Zoned: MX-M (Retail & Office)

❖ Echo Suites Extended Stay By Wyndham Under Construction

James E. Spittler, Jr., SIOR
Principal | Founder
+1 719 667 6877
Spittler@highlandcommercial.com

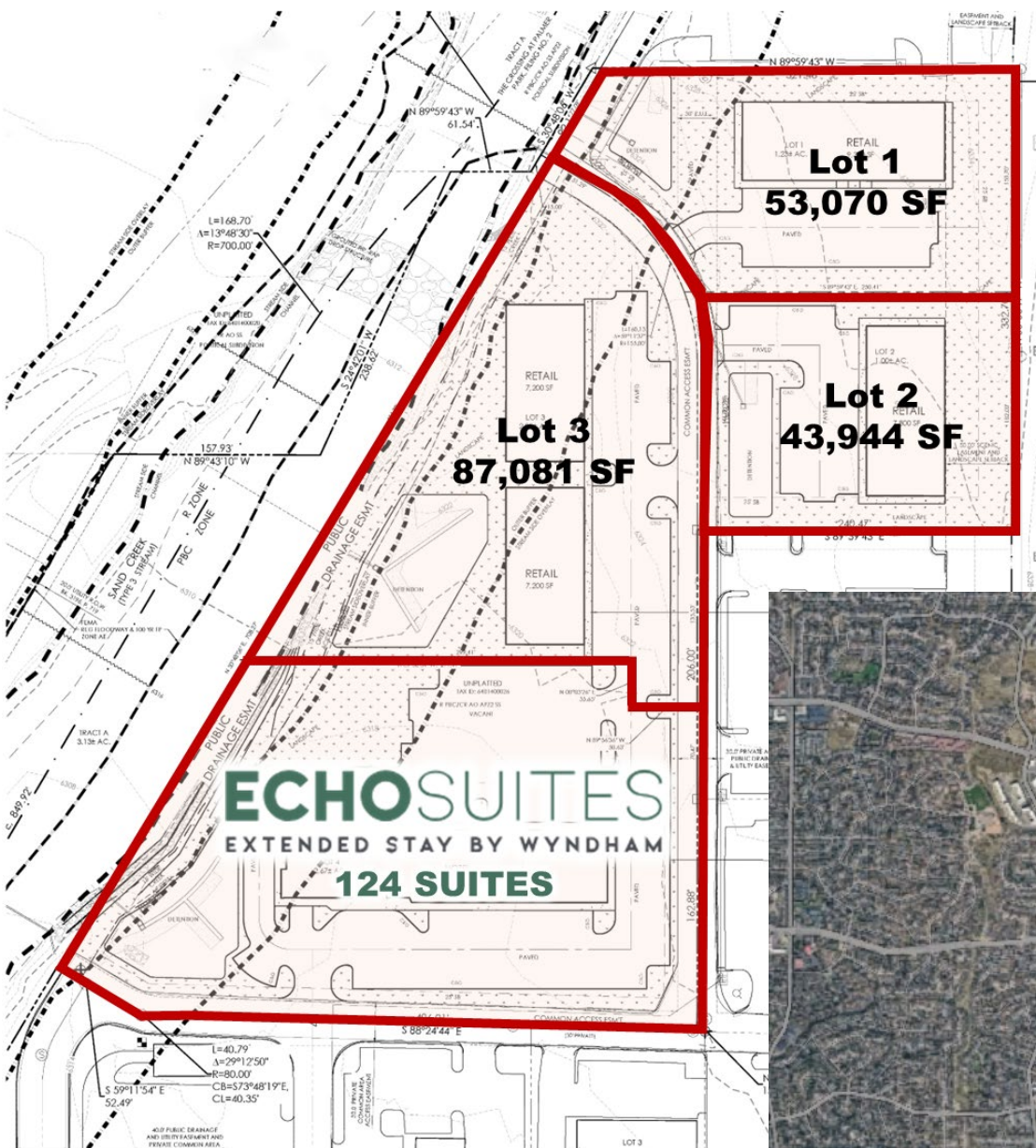


*Concept Plan

Crossing at Palmer Park | LAND FOR SALE

CONCEPT
PLAN

RETAIL
AERIAL



DEMOGRAPHICS (2023)

	1 Mile	3 Miles	5 Miles
POPULATION	8,400	105,406	251,166
HOUSEHOLDS	3,230	41,099	98,788
AVG HHLD INCOME	\$78,294	\$81,921	\$84,224

TRAFFIC COUNTS

Powers Blvd (N & S) 121,634 VPD

Palmer Park Blvd (E & W) 36,502 VPD



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