

# PAD SITE FOR SALE or FOR GROUND LEASE

3010-3050 N Nevada Ave  
Colorado Springs, CO 80907



Hall Equities Group



- Join VASA Fitness, Roadhouse Cinemas, Rail Yard Gaming + Gastropub, Jersey Mikes, Fast Fit Foods, Beaches Tanning Center, Supplement Giant, & Dunkin' Donuts
- High Traffic Generating Lifestyle & Entertainment Anchors
- Excellent Visibility, Access & Exposure to Fillmore & N Nevada
- Strong Demographics & Excellent Traffic Counts
- Quick access to I-25

**Pad Site: 1 AC**

**Zoning: MX-M (Mixed-Use Medium Scale)**

**Ground Lease Price: Call Broker**

**Sales Price: Call Broker**



**James E. Spittler, Jr. SIOR**

Principal | Founder

+1 719 332 6528

spittler@highlandcommercial.com

**Jordin Egan**

Senior Broker

+1 719 200 9328

jordin@highlandcommercial.com

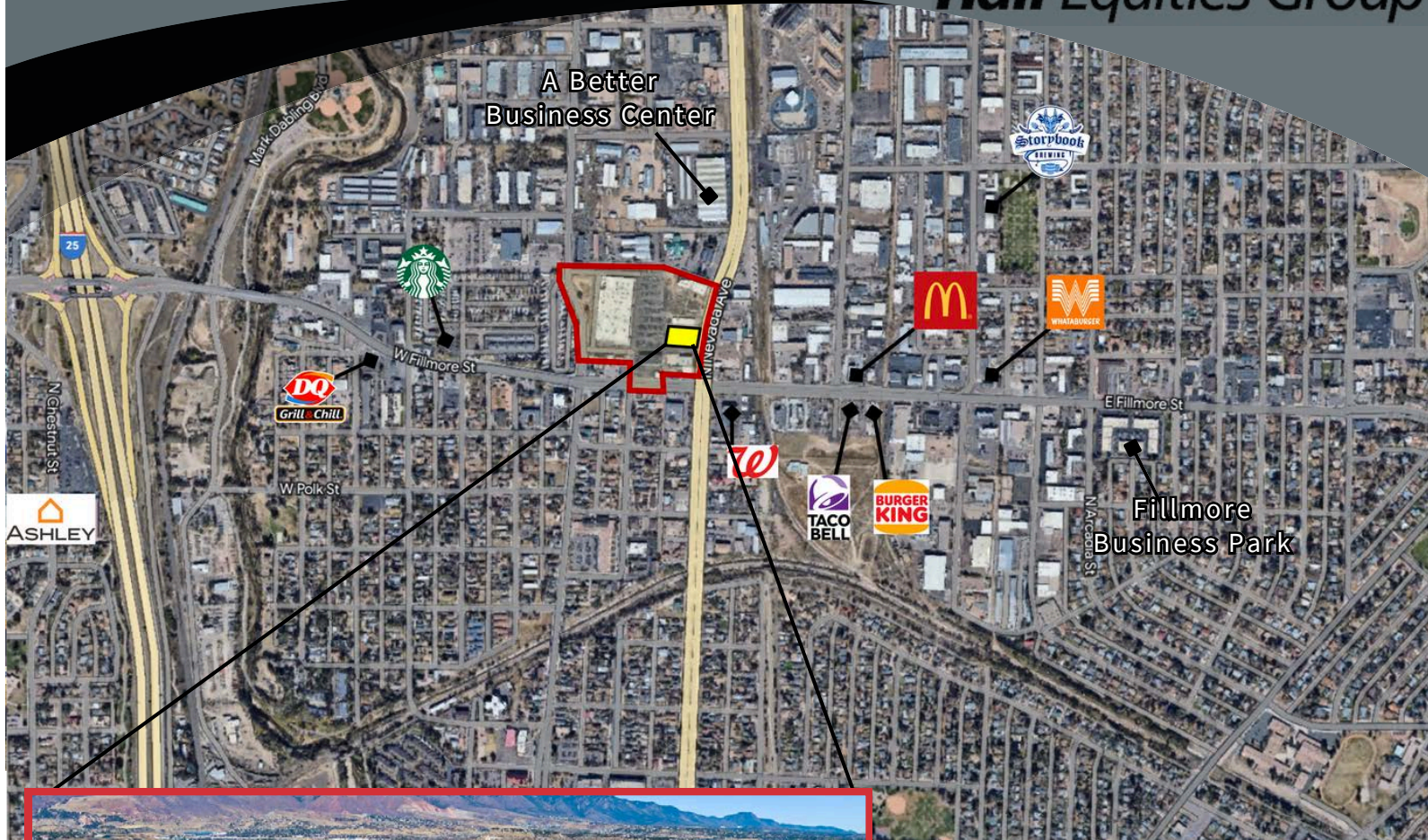
NAI Highland, LLC  
Commercial Real Estate Services. Worldwide  
Two North Cascade Avenue, Suite 300  
Colorado Springs, CO 80903  
**+1 719 577 0044**  
[www.highlandcommercial.com](http://www.highlandcommercial.com)

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