

COMMERCIAL RETAIL PAD SITES FOR SALE

AT BRIARGATE CROSSING EAST | 0.93-1.89 AC



Briargate Pkwy & Powers Blvd
Colorado Springs, CO 80920



PROPERTY FEATURES

- Great visibility and access from Powers Blvd
- In close proximity of Target, Lowe's, Lifetime Fitness, UCHealth Children's Hospital, and King Soopers
- Adjacent to highly desirable Cordera Master Planned Community



PRICE

Contact Brokers



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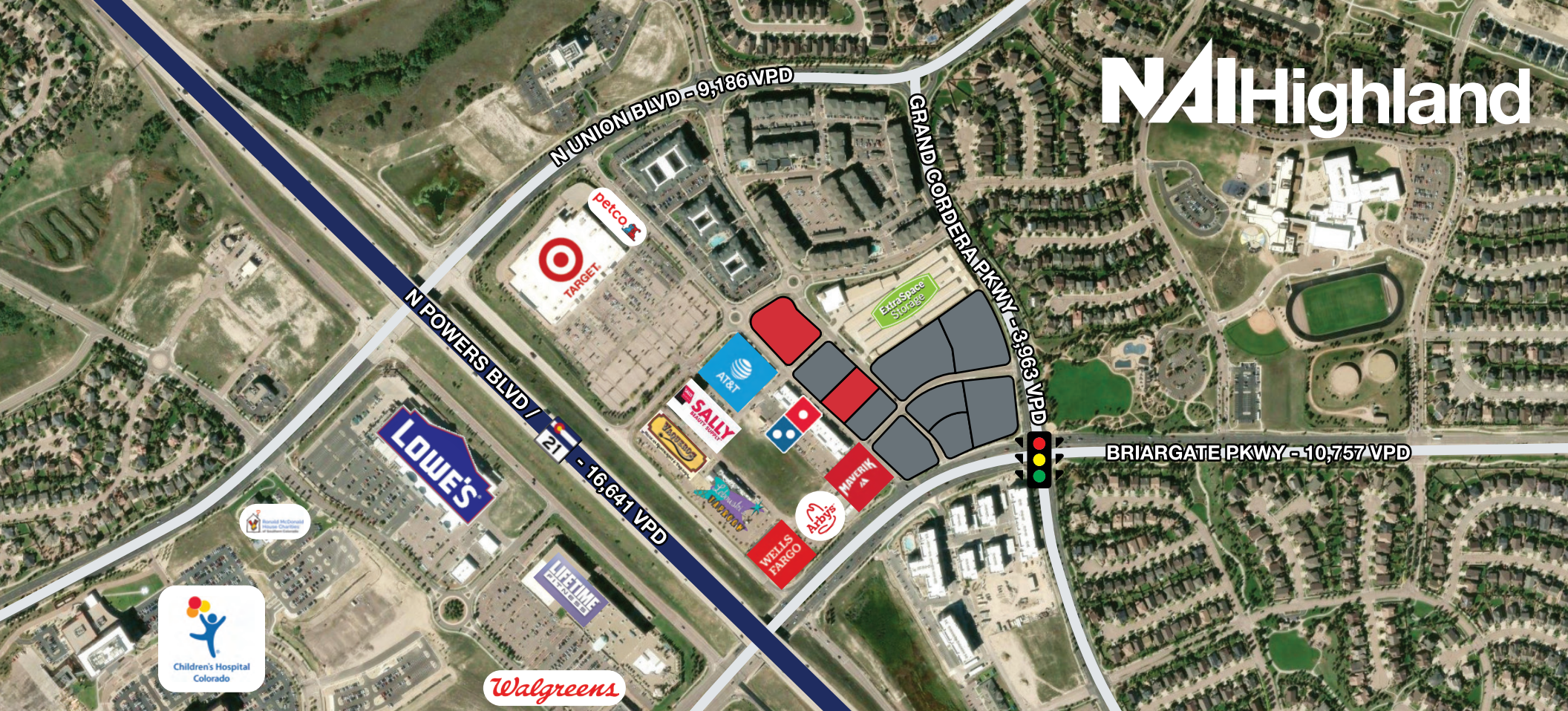


719.577.0044



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N Highland



DEMOGRAPHICS (2026)

	1mi	3mi	5mi
Population	15,316	81,723	186,792
Households	5,317	28,927	69,449
Average HH Income	\$146,514	\$132,246	\$120,625
Average Home Value	\$646,938	\$589,330	\$572,585
Businesses	296	1,878	5,131
Employees	5,102	27,795	65,595

DRIVE TIMES

I-25	10 min
Downtown COS	20 min
COS Airport	24 min
Downtown Denver	1 hr 7 min
DEN Airport	1 hr 7 min