

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	12,095	71,949	171,460
Average HH Income	\$161,890	\$152,494	\$135,093
Businesses	360	2,432	6,857
Employees	2,786	18,860	54,509

Source: Applied Geographic Solutions, 2023 Estimates

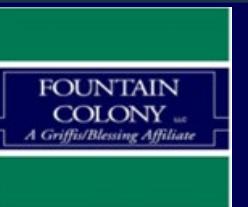
On Powers Blvd north of Briargate Pkwy	46,154 Cars/day
On Powers Blvd south of Briargate Pkwy	56,100 Cars/day
On Briargate Pkwy west of Powers Blvd	19,890 Cars/day

Source: CDOT 2023



FOR MORE INFORMATION, PLEASE CONTACT

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AVAILABLE FOR SALE

18,500 SF TURNKEY RESTAURANT & EVENT CENTER

9633 PROMINENT POINT - COLORADO SPRINGS, CO 80924

PRICE \$4,950,000.00



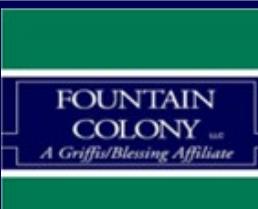
- 18,500 SF Available For Sale. The space is currently built out as a restaurant and event center. Other approved uses include retail showroom, medical office, brewery.
- Space is potentially divisible.
- Existing 8 Outdoor Pickleball courts with removable Bubble. Could be converted back to parking
- Property is currently occupied. **DO NOT DISTURB** Tenants.
- Trade area features 71,949 residents with an average household income of \$152,494 and 18,860 day time employee's within a 3-mile radius of the site.

[CLICK HERE](#)

[VIRTUAL TOUR](#)

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