

FREESTANDING RESTAURANT BUILDING FOR LEASE

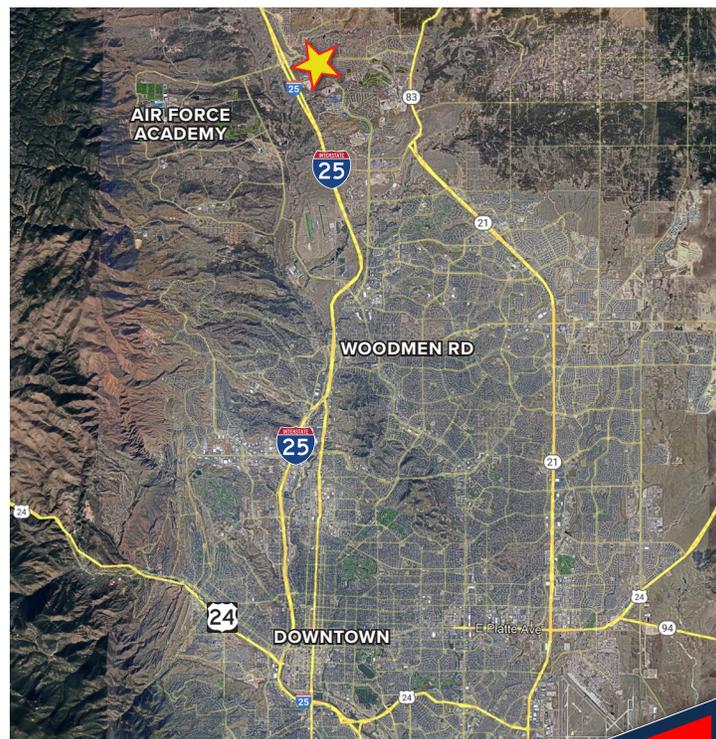
# Former Wendy's

13481 BASS PRO DRIVE | COLORADO SPRINGS, CO 80921



<b>BUILDING SIZE:</b>	2,467 SF
<b>LOT SIZE:</b>	0.91 Acre
<b>LEASE RATE:</b>	Contact Broker
<b>REAL ESTATE TAXES:</b>	\$37,322.05 (2025)
<b>YEAR BUILT:</b>	2018
<b>ZONING:</b>	PDZ HR
<b>PARKING:</b>	40 Surface Spaces

- Existing drive-thru
- Highly visible building signage
- Surrounded by high household incomes
- FF&E may be available - contact broker for details
- Adjacent businesses: Bass Pro Shops, Top Golf, Sprouts, Loaf 'N Jug, Ford Amphitheater, Air Force Academy, and numerous national & regional restaurants & retailers



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