

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

East Colorado Springs Vacant Lot

1250 Ainsworth St., Colorado Springs, CO



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Boundary lines provided as a visual reference and may not be accurate. Consult broker for exact legal description.

Land Size:	0.97± Acres (42,253± SF)
Zoning:	CC CAD-O
Taxes:	\$9,887.83 (2025 payable in 2026)
Parcel:	#5407205045 (El Paso County)

Located on Ainsworth Street adjacent to the east of Powers Blvd., with excellent visibility from N. Powers Blvd. This vacant lot is currently zoned CC CAD-O which provides for a wide variety of uses such as automotive service and sales, retail, and by special use, light industrial and contractor equipment uses. Adjacent to the south of the property, the Solace at Cimarron Hills apartment community with 468 units is now under construction.

Offered at \$495,000 (\$11.71/sq.ft.)

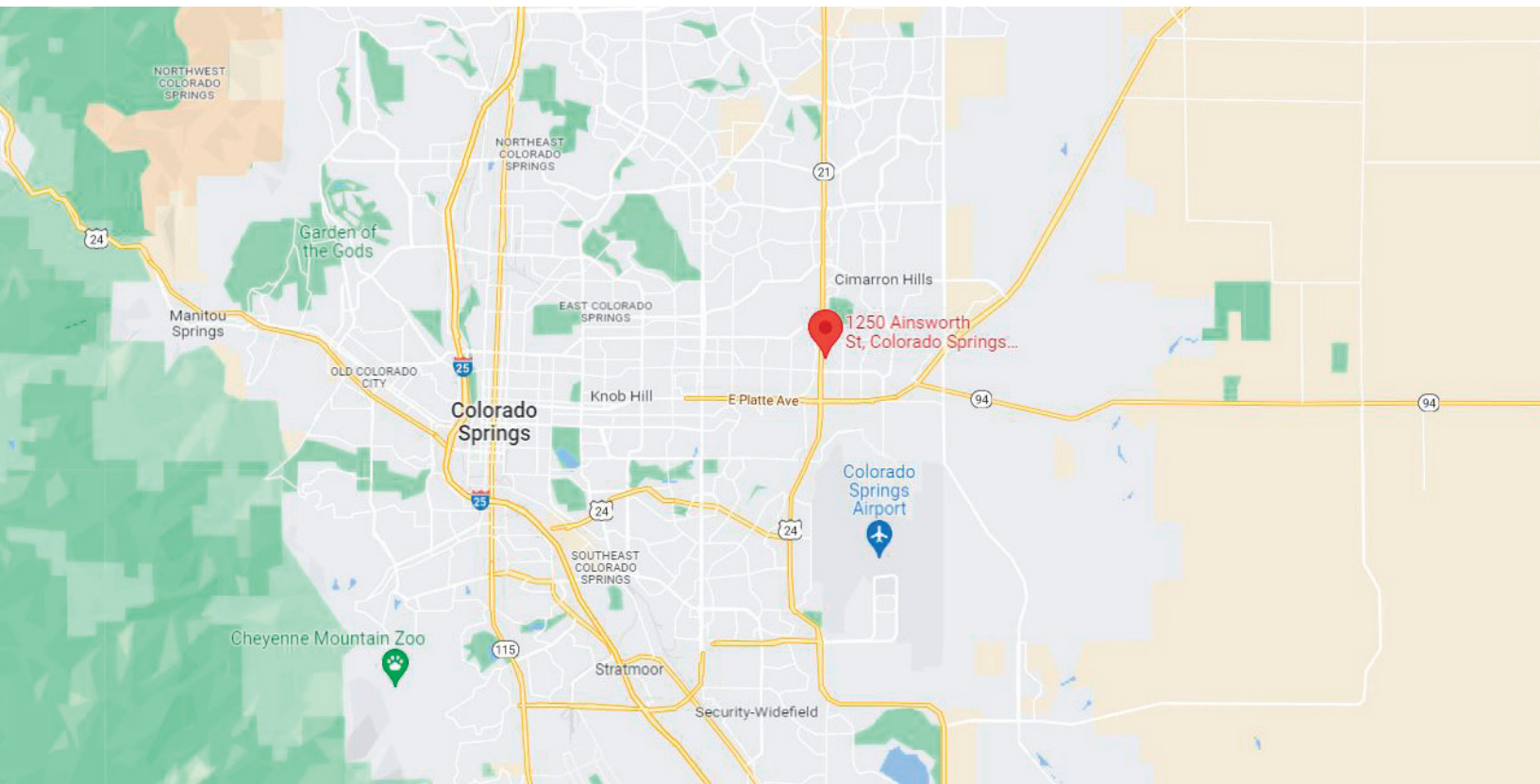
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DEMOGRAPHICS

3 Miles

5 Miles



Population

98,719

240,766



Households

37,843

94,704



Ave. HH Income

\$60,687

\$69,211



Median Age

33.00

33.50



Employees

50,130

105,573



Traffic

65,584 vpd at N. Powers Blvd. at Omaha