

PAD SITE FOR SALE

2520 AIRPORT RD.

COLORADO SPRINGS, CO



PROPERTY SUMMARY

PAD SITE FOR SALE

\$675,000.00 (12.50/SF)

AVAILABLE ACRES:	1.2415
AVAILABLE SQUARE FEET:	54,079
YEAR BUILT / RENOVATED:	1984
ZONING:	R-5 MX-M CU
PARKING:	SURFACE LOT

- Visible from Major Intersection: Airport Rd & S. Circle Dr.
- Shopping Center includes: Daycare, Planet Fitness, Springs Trampoline Park, Boxing Gym, Liberty Dialysis, and more!

PROPERTY SUMMARY

DRIVE TIME - MINUTES:

	5 MIN	10 MIN	15 MIN
2024 Est. Population	20,394	105,827	254,856
2024 Est. HHs	8,665	44,989	106,283
2024 Est. Avg. HH Income	\$68,561	\$73,348	\$86,494

RADIUS - MILES:

	1 MILE	3 MILES	5 MILES
2024 Est. Population	14,523	126,136	266,850
2024 Est. HHs	6,227	52,845	111,776
2024 Est. Avg. HH Income	\$68,572	\$76,715	\$88,317

DAILY VEHICLE TRAFFIC VOLUME: 38,648 VEHICLES

Source: Esri, Esri-Data Axle, U.S. Census



**Craddock
Commercial**
Real Estate LLC

Matt or Mike Craddock

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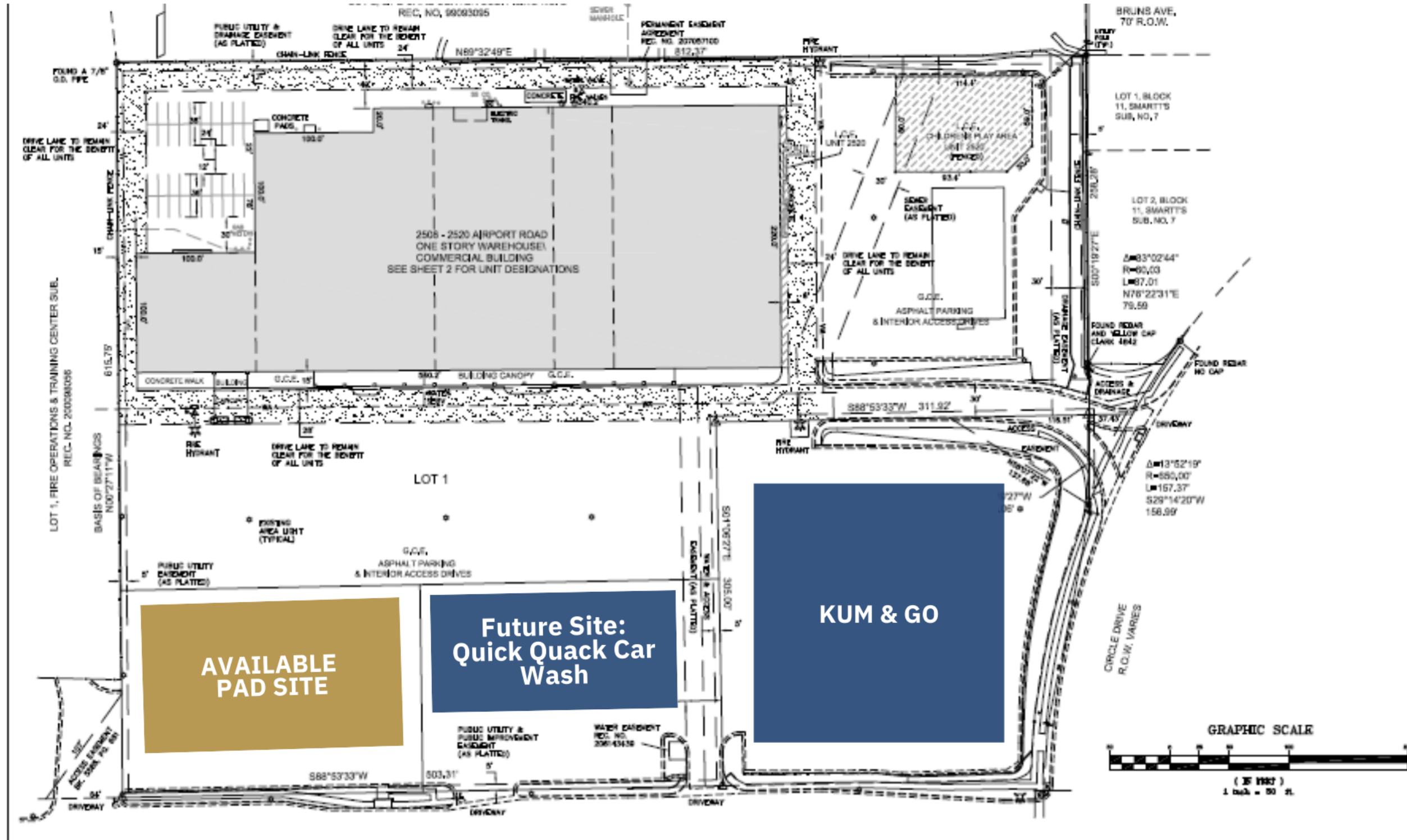
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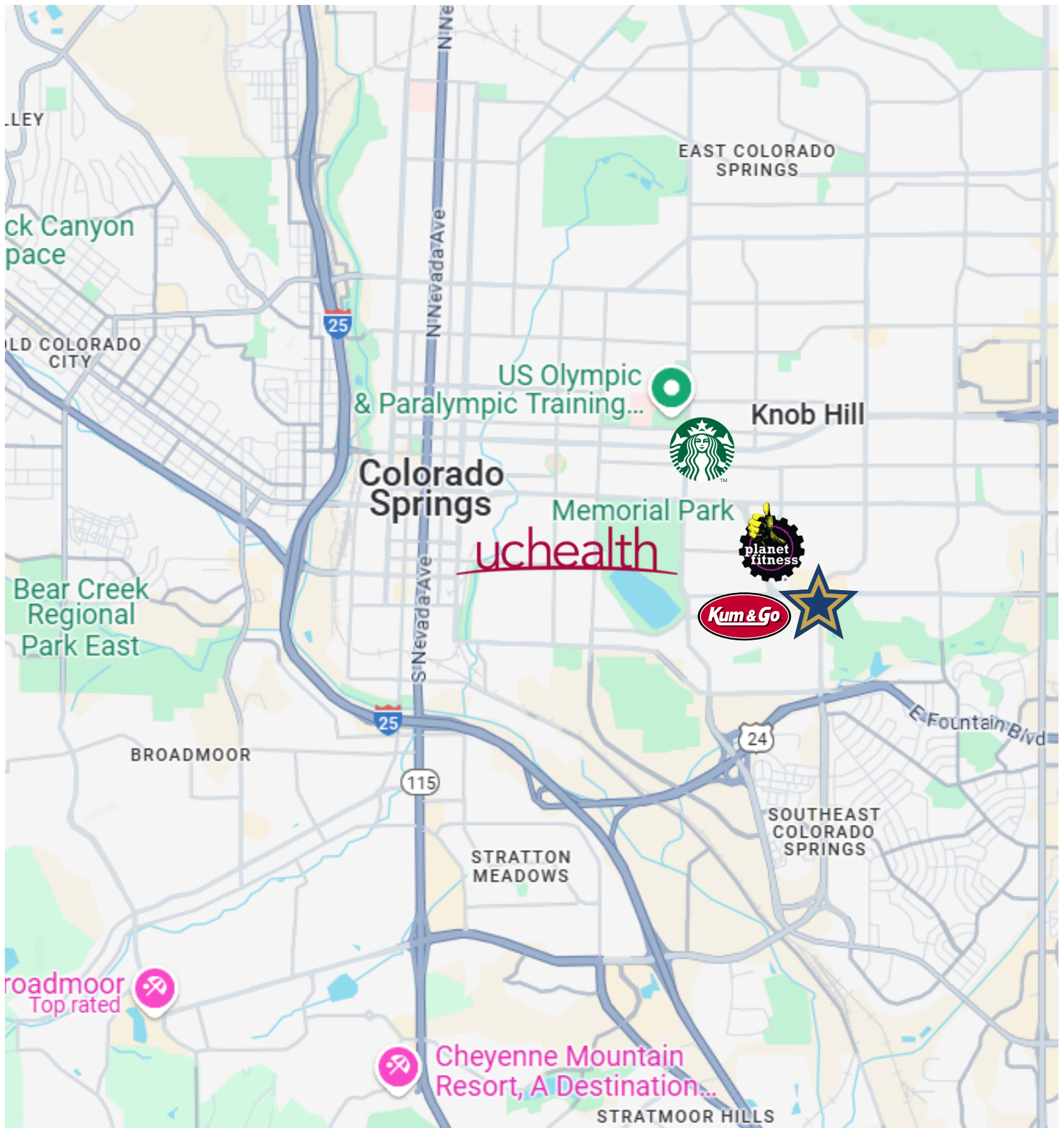
SITE PLAN

PAD SITE FOR SALE

2520 Airport Rd., Colorado Springs, CO



SURROUNDING AREA



337 E. Pikes Peak Ave | Suite 200
Colorado Springs, CO 80903
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