

4609 Austin Bluffs Parkway

Austin Bluffs Pkwy & Barnes Rd | Colorado Springs, Colorado 80918

SH

SullivanHayes
BROKERAGE



13,800 SF AVAILABLE FOR SUBLEASE

Property Details

- Freestanding building with great visibility
- Positioned on a busy thoroughfare, maximizing exposure to passing motorists
- Proximity to busy retail, local churches and high school boosts daytime population
- Contact our brokers for more details and pricing information

GRANT MAVES

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WYATT BAIZER

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Demographics

<p>TOTAL POPULATION</p>	1M	15,703
	3M	131,668
	5M	303,432
<p>AVERAGE ANNUAL INCOME</p>	1M	\$101,702
	3M	\$109,458
	5M	\$108,900
<p>DAY TIME POPULATION</p>	1M	4,314
	3M	36,256
	5M	131,122

SOURCE: ESRI 2024

Traffic Counts

- AUSTIN BLUFFS PKWY NORTHEAST OF BARNES RD
31,075 ADT (ESRI 2017)
- AUSTIN BLUFFS PKWY SOUTHWEST OF BARNES RD
43,000 ADT (ESRI 2019)
- BARNES RD EAST OF AUSTIN BLUFFS PKWY
16,250 ADT (ESRI 2017)
- PARK VISTA BLVD NORTH OF AUSTIN BLUFFS PKWY
9,786 ADT (ESRI 2017)

PROXIMITY

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