

**OFFICE BUILDING**  
**3540 AUSTIN BLUFFS PARKWAY**  
**COLORADO SPRINGS, CO 80919**  
**FOR SALE**



**HIGHLIGHTS**



**Building**  
**4,588 Sq Ft Office**

**\*Centrally located, just west of  
N Academy Blvd.**

**\*Minutes from UCCS campus**

**\*Convenient access with ample  
parking.**



**Lot Size:**  
**13,892 Sq Ft**

**PURCHASE PRICE: \$797,000.00**



**Jay Carlson**

Principal

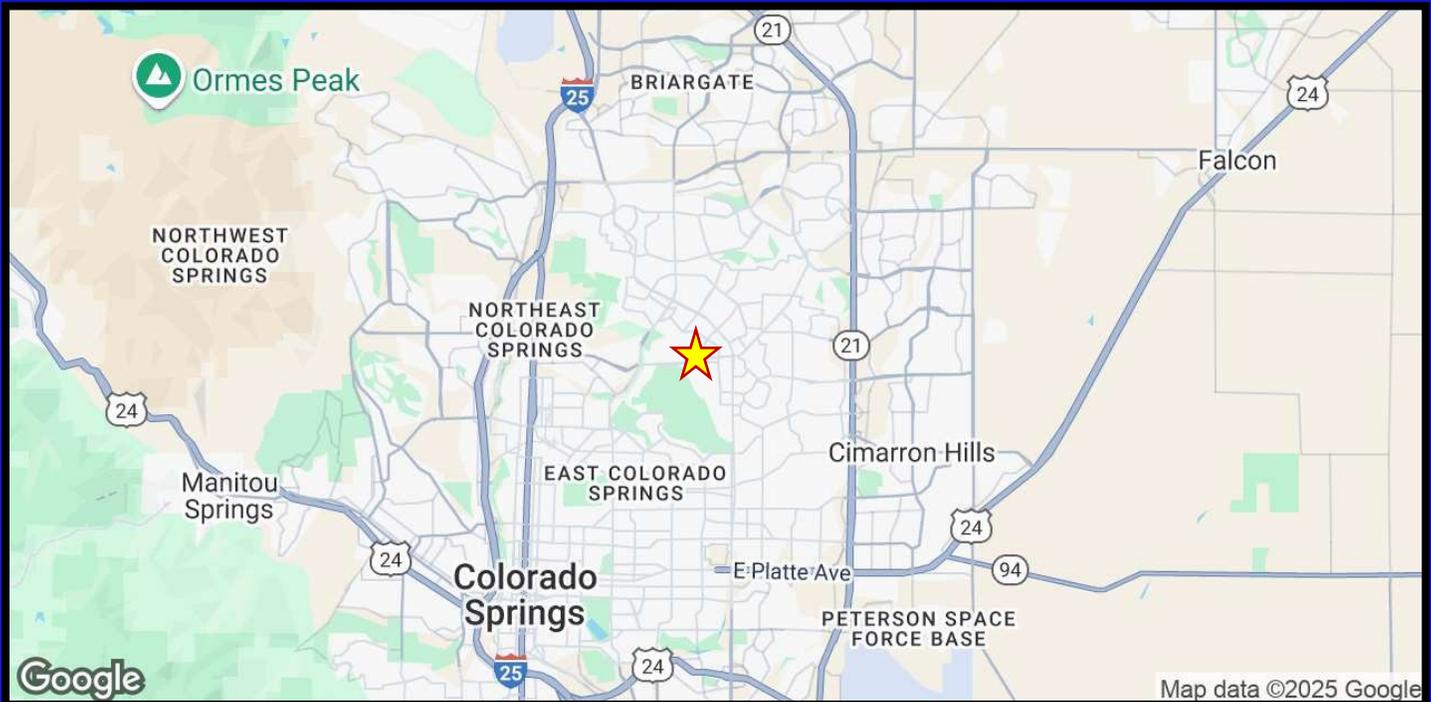
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# OFFICE BUILDING 3540 AUSTIN BLUFFS PARKWAY



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Principal

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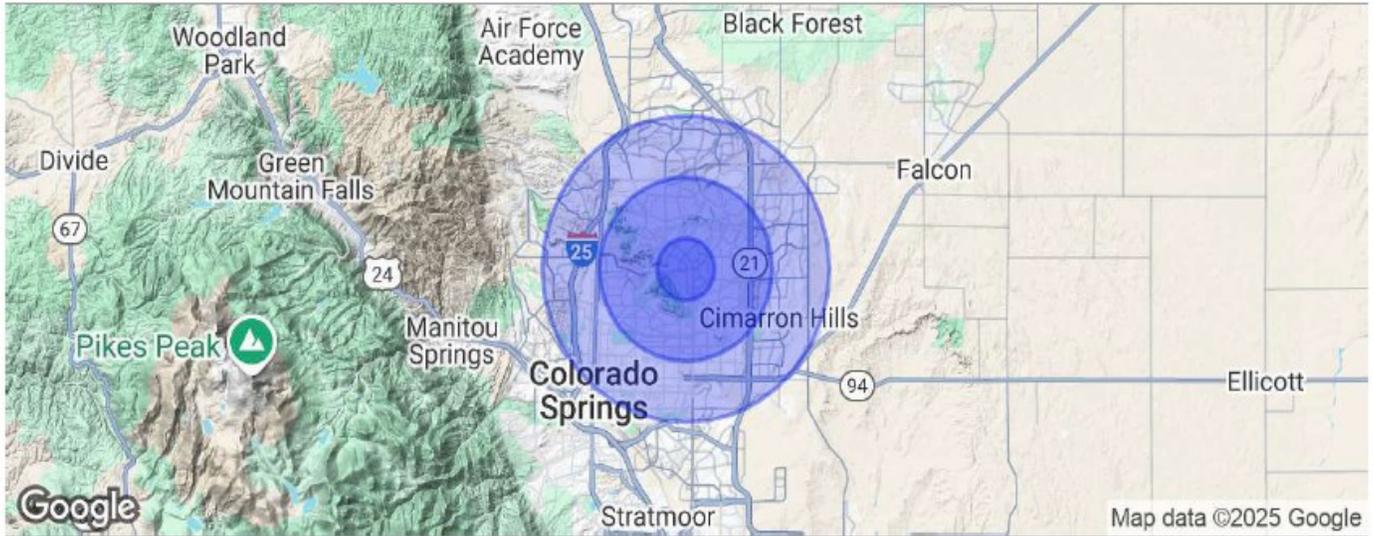


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## 3540 AUSTIN BLUFFS PARKWAY

### COLORADO SPRINGS, CO 80919

# FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,785	116,292	294,491
Median age	35.1	37.1	35.7
Median age (male)	31.5	35.5	34.3
Median age (female)	38.8	38.7	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,375	46,921	117,451
# of persons per HH	2.4	2.5	2.5
Average HH income	\$55,931	\$67,684	\$65,271
Average house value	\$226,788	\$241,199	\$244,059

\* Demographic data derived from 2020 ACS - US Census



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