

For Sale

850 Stout Rd.

Colorado Springs, CO 80921



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COMMERCIAL PARTNERS

Investing in the future through people



Stout Rd.

Voyager Pkwy.



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Property Details



Rare opportunity to acquire a commercial parcel at the prominent intersection of Powers Blvd. and Voyager Pkwy. This fully developed site offers excellent visibility, convenient access to I-25, and a premier location within one of Colorado Springs' fastest-growing commercial corridors.

Surrounded by established retail, entertainment, and residential development, the property is adjacent to the TCA campus, Polaris Pointe entertainment district, and the Ford Amphitheater, providing a strong foundation for long-term value and growth.

With exceptional frontage along Voyager Pkwy. and a limited supply of build-ready commercial land in Colorado Springs, this is an outstanding opportunity for investors, developers, or owner-users seeking a premier location.

Previously approved development plan for medical office building. Contact broker for more details.



SALE PRICE:
\$1,300,000
(\$23.31 PSF)



AVAILABLE ACREAGE:
1.28 AC



ZONING:
BP HR



Area Demographics:

2 MILES

Total Households	7,498
Total Population	20,323
Average HH Income	\$160,322

5 MILES

Total Households	23,122
Total Population	66,320
Average HH Income	\$167,269

10 MILES

Total Households	113,129
Total Population	301,346
Average HH Income	\$136,139

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