

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS



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# East Colorado Springs Vacant Lot

## 1250 Ainsworth St., Colorado Springs, CO



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

<b>Land Size:</b>	0.97± Acres (42,253± SF)
<b>Zoning:</b>	CC CAD-O
<b>Taxes:</b>	\$8,852.54 (2023 due in 2024)
<b>Parcel:</b>	#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.

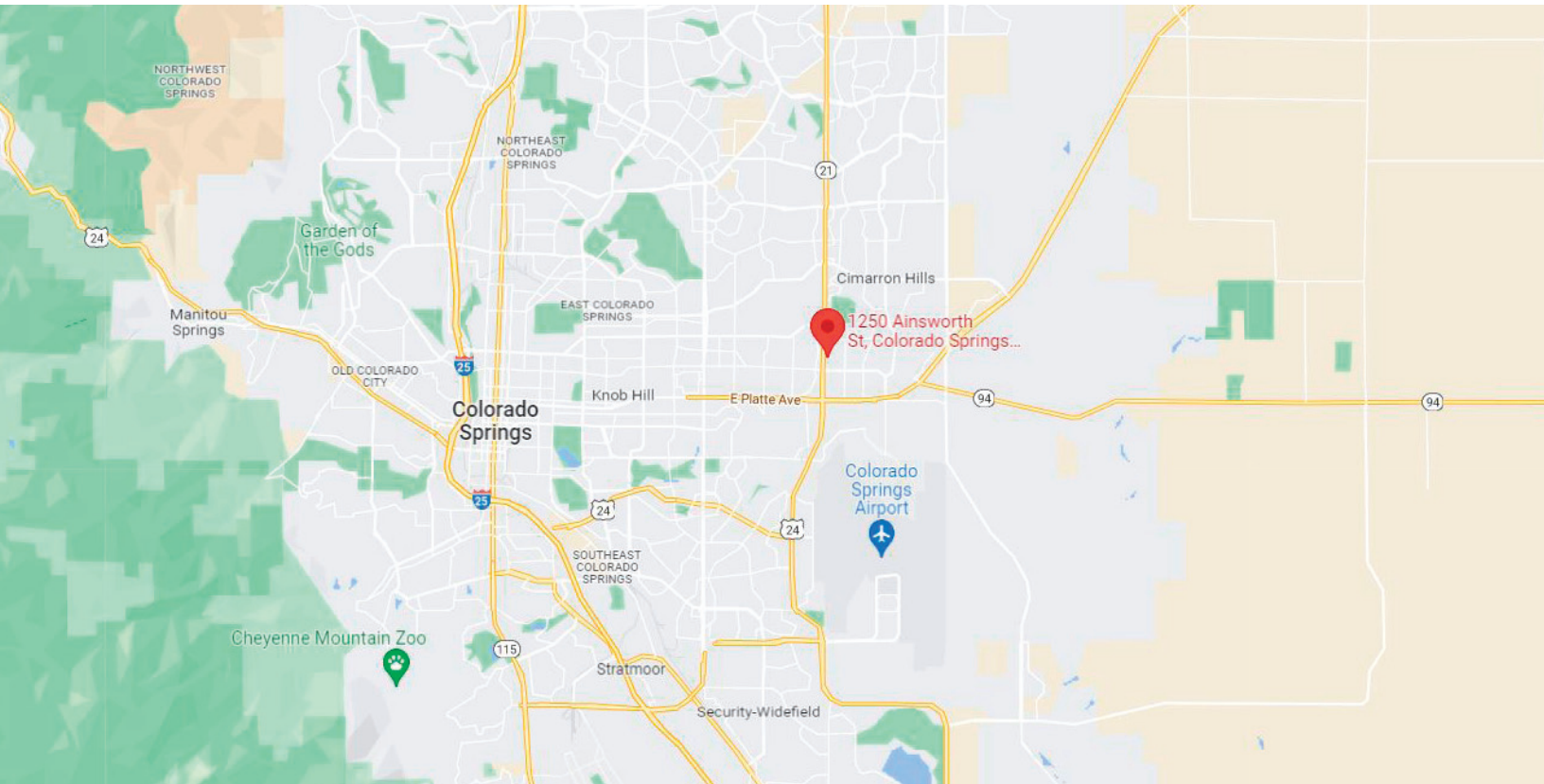
**Offered at \$495,000** (\$11.71/sq.ft.)







Fuller Real Estate  
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**Brokerage Disclosure**

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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	