

Flex-Office Industrial Condo For Lease

5770 E Woodmen Road

Colorado Springs, CO 80920



PROPERTY SUMMARY

5770 E. Woodmen Road is a flex-office-industrial condo located in a high traffic-prime location with easy access from Powers Boulevard and E. Woodmen Road.

- High traffic counts
- Roll-up 16 ft door
- Highly visible from Powers Blvd

CONDO FEATURES

UNIT	140
SQUARE FOOTAGE	1,800 RSF
LEASE RATE	\$21.00 PSF
OPERATING EXPENSES	\$7.93 PSF (2025 Est.)
YEAR BUILT	2021
ZONING	C6

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KCRE Advisors, LLC
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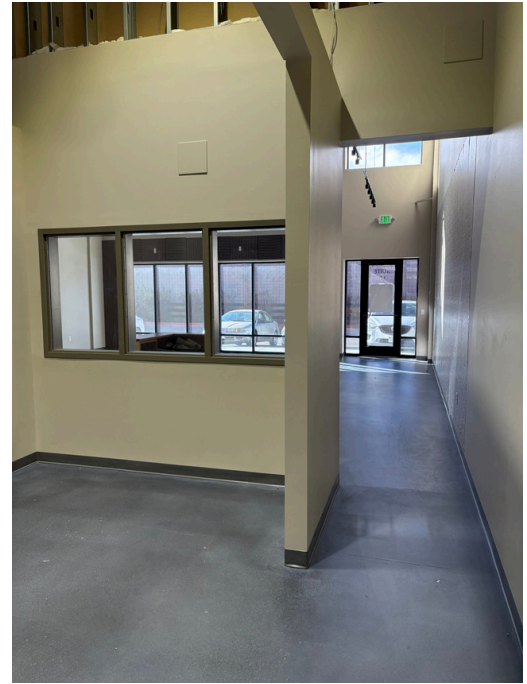
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	10,844	107,966	211,434
HOUSEHOLDS	3,589	38,133	78,627
AVE HH INCOME	\$127,748	\$125,147	\$114,261

COMBINED TRAFFIC COUNTS

E Woodmen Rd	N Powers Blvd	47,277	VPD	2025
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*Sourced by CoStar

Surrounding Businesses & Restaurants:



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