

Prime Commercial Land For Sale

6160 BARNES ROAD · COLORADO SPRINGS, CO 80922

\$450,000



AVAILABLE
0.89 Acres

6160 BARNES ROAD offers prime commercially zoned land within an established retail corridor, providing excellent visibility, strong traffic counts, and convenient access to Powers Blvd and nearby employment centers. The site is ideal for QSR, retail pad, medical, service, or neighborhood commercial uses, supported by dense surrounding neighborhoods and high average household incomes.

- Prime infill location near major retail & arterial corridors
- High traffic counts with strong daily visibility
- Right-in / right-out access off Barnes Rd; full movement signal at Barnes Rd & Tutt Blvd
- Level topography suitable for commercial pad development
- Surrounded by dense residential neighborhoods
- Flexible development configurations possible
- MX-M zoning allows for retail, restaurant, medical office, daycare center, storage and more

SALE PRICE:	\$450,000.00 (\$11.66 / SF)
LAND SIZE:	0.89 Acres (38,599 SF)
ZONING:	MX-M AO
PARCEL NUMBERS:	5330204003
TAXES (2025):	\$5,218.39
UTILITIES:	All major utilities available
TOPOGRAPHY:	Generally level
ACCESS:	Shared access via internal drive



21,809 VPD ON BARNES RD
55,094 VPD ON POWERS BLVD

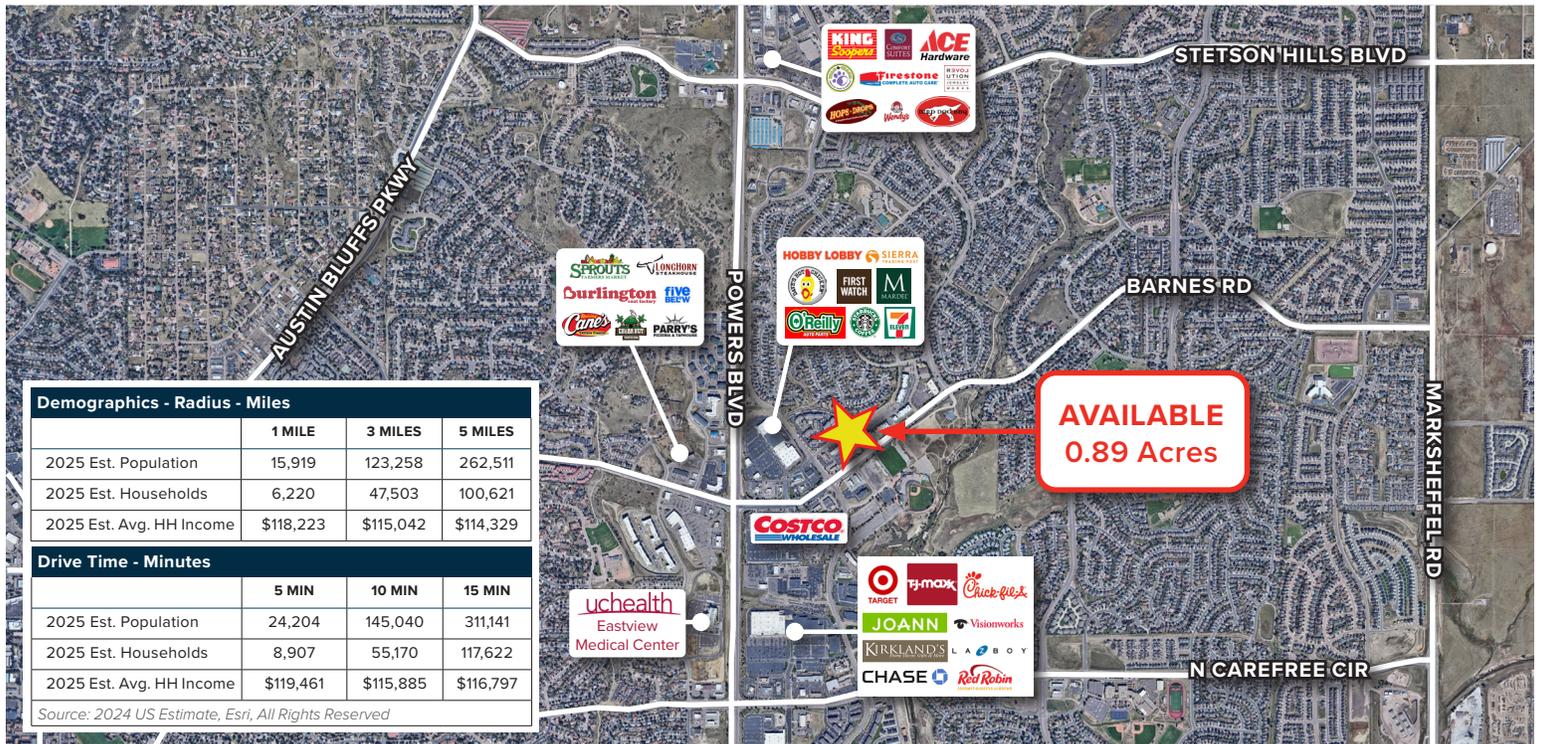


OVER 300K RESIDENTS WITHIN 15 MINUTES
AVG. HOUSEHOLD INCOMES EXCEEDING \$110K



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Demographics - Radius - Miles			
	1 MILE	3 MILES	5 MILES
2025 Est. Population	15,919	123,258	262,511
2025 Est. Households	6,220	47,503	100,621
2025 Est. Avg. HH Income	\$118,223	\$115,042	\$114,329

Drive Time - Minutes			
	5 MIN	10 MIN	15 MIN
2025 Est. Population	24,204	145,040	311,141
2025 Est. Households	8,907	55,170	117,622
2025 Est. Avg. HH Income	\$119,461	\$115,885	\$116,797

Source: 2024 US Estimate, Esri, All Rights Reserved