

CROSSROADS NORTH SHOPPING CENTER

U.S. HIGHWAY 24 & MARKSHEFFEL ROAD

Colorado Springs, Colorado

**PADS & LAND
FOR LEASE,
BTS OR SALE**



PROPERTY HIGHLIGHTS

- Pads and Land available for Lease, Build to Suit or Sale
- Located at the SWQ of U.S. Hwy 24 & Marksheffel Road
- Over 36K VPD along Hwy 24 with great visibility
- Located near CO. Springs Airport, Peterson & Shriever SFB's totaling over 25,404 employees

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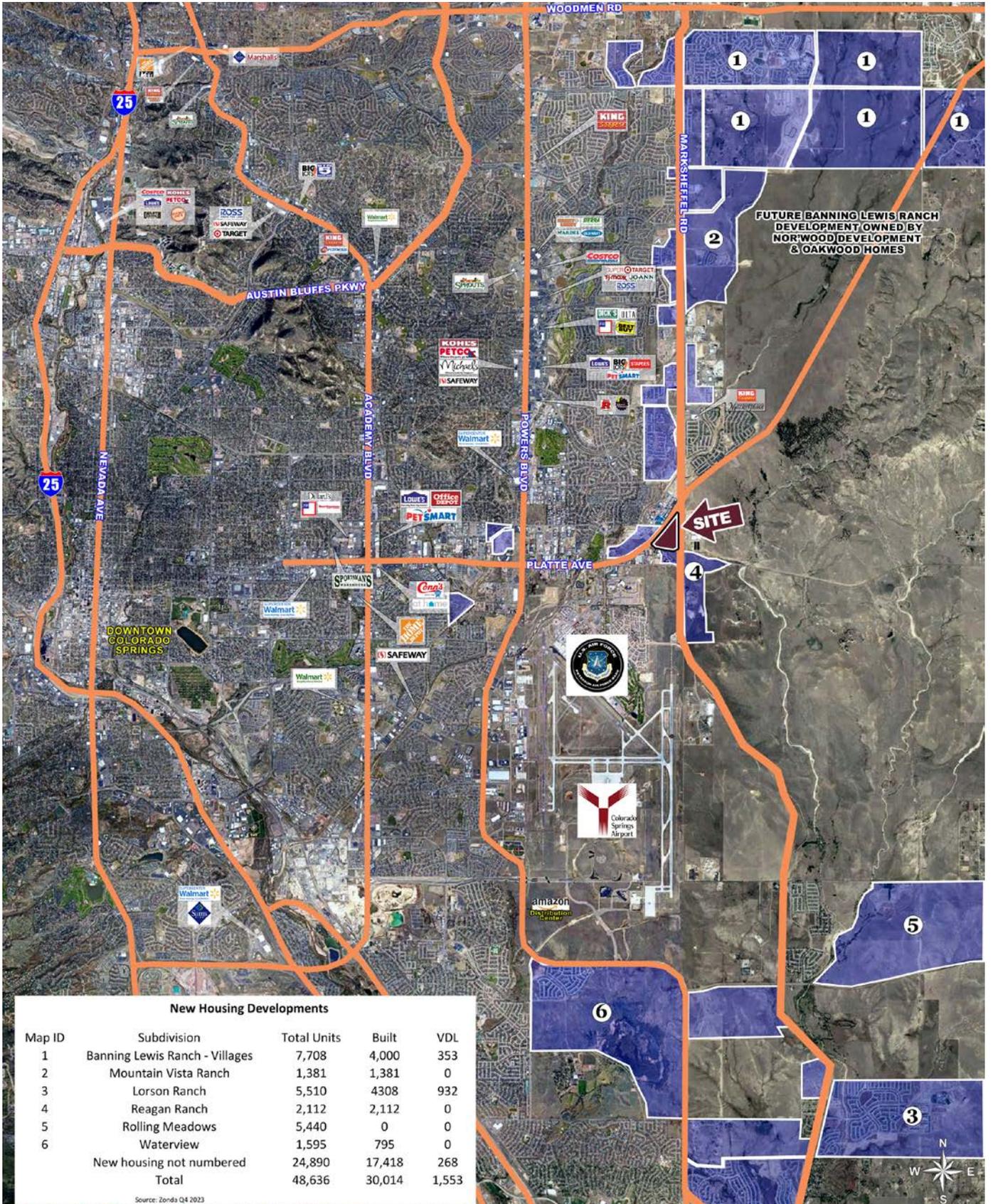
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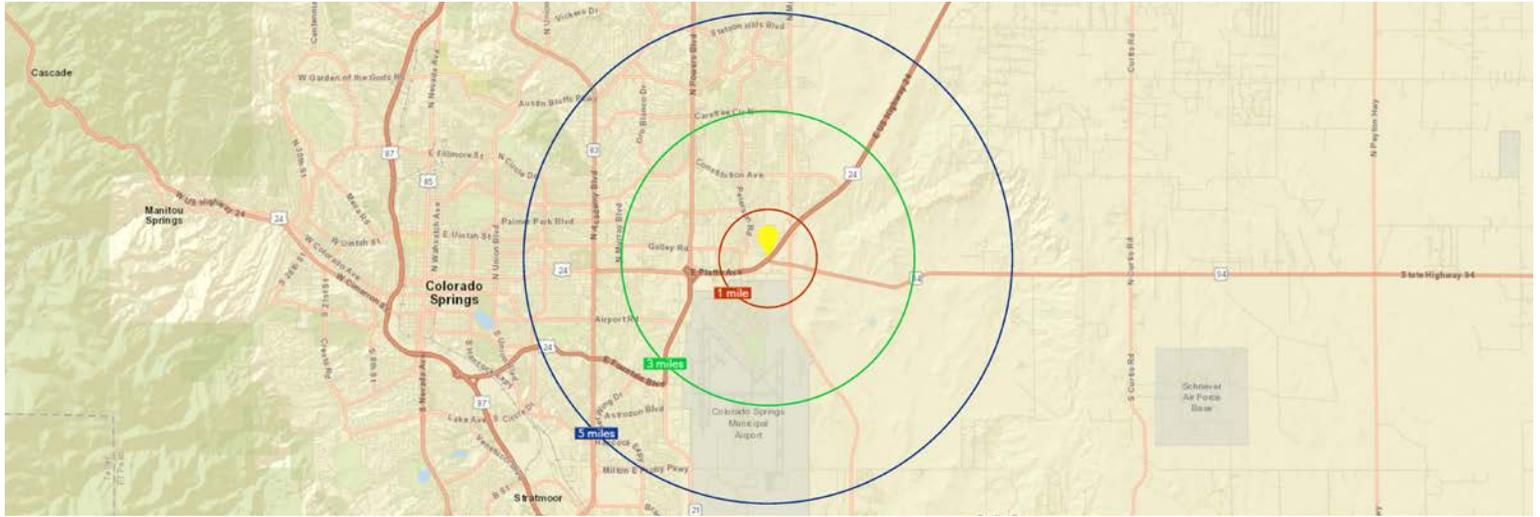
PROXIMITY



TRADE AREA



AREA DEMOGRAPHICS



DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	6,459	48,031	173,785
PROJ. POPULATION IN 2028	6,984	50,562	178,353
AVG. HOUSEHOLD INCOME	\$82,665	\$94,855	\$85,149
DAYTIME POPULATION (EMPLOYEES)	2,317	19,692	51,618

SOURCE: ESRI 2023

TRAFFIC COUNTS

LOCATION	CARS/DAY
Hwy 24 southwest of Meadowbrook Pkwy	36,900
Hwy 24 northwest of Meadowbrook Pkwy	25,000*
Hwy 94 east of Hwy 24	12,600

SOURCE: Kimley Horn, *CDOT 2023

EMPLOYMENT CENTERS

LOCATION	EMPLOYEES
PETERSON AF BASE	15,000
SCHRIEVER AF BASE	8,200
COLORADO SPRINGS AIRPORT	26,000

SOURCE: Kimley Horn



CROSSROADS

BROKER CONTACT

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