



SELLER CARRY FINANCING AVAILABLE

- 6,027 SF Freestanding Former Event Center located Close to Turkey Creek Ranch
- 7.52 Acres of Land
- Great Access & Visibility to Hwy 115
- Unique Development | Investment Opportunity
- Nice Wooded Property with a Pond, Natural Spring Water, & Ample Parking (40 Surface Spaces)
- Extensive Renovations
- Adjacent to Fort Carson Army Base

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Property Overview

6,027 SF Former Event Center
14275 S. State Highway 115
Colorado Springs, CO 80926



 Year Built	 Rentable Square Feet	 Location	 Asking Sales Price	 Asking Lease Rate	 Land Area	 Tax ID	 Zoning
1973 Renovated in 2022	6,027 SF	Easy Hwy 115 Access	\$1,500,000.00	\$6,000.00	7.52 Acres	76000-00-096	CR (Commercial Regional)

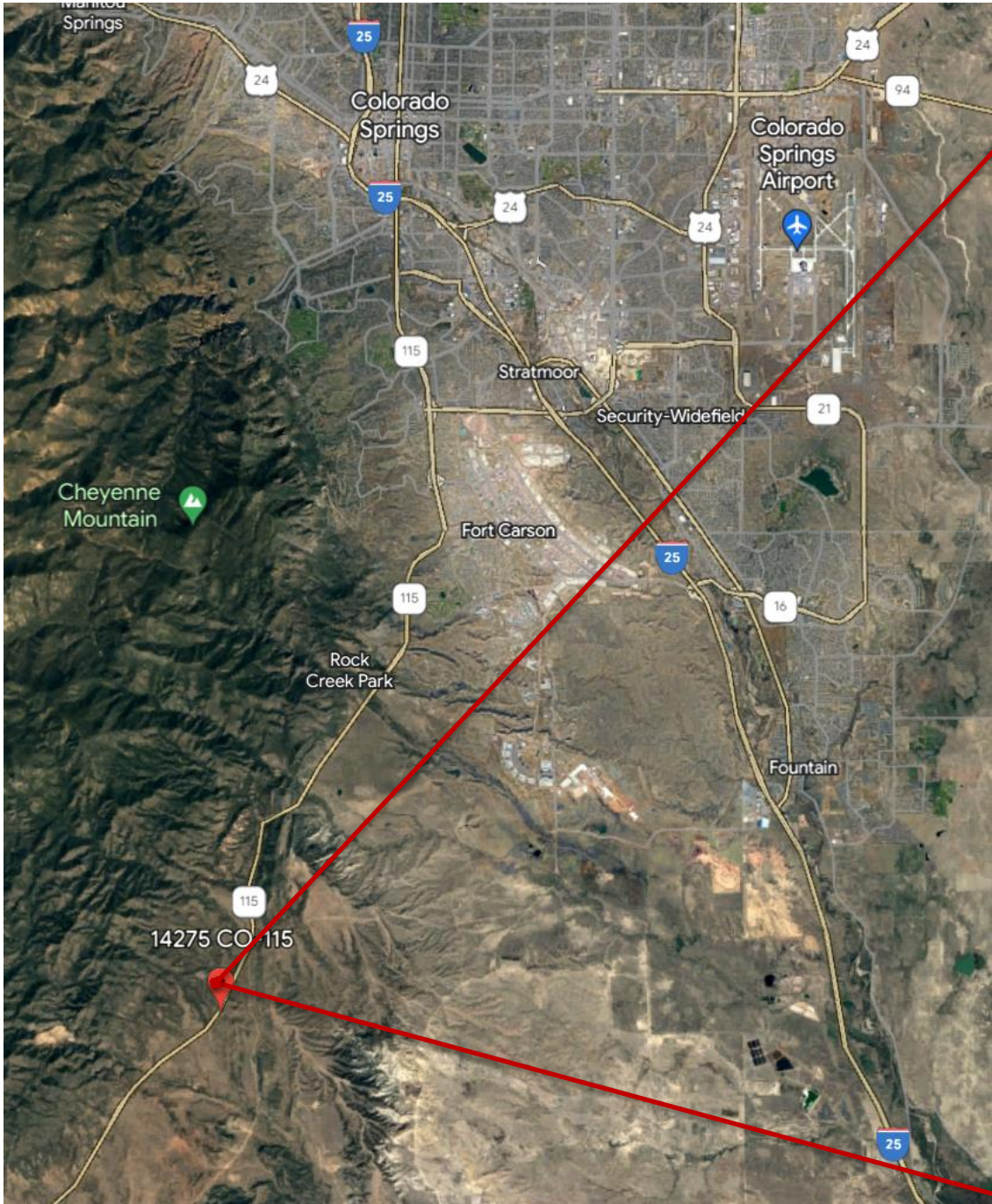


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Property Aerial | Location

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Demographics (2023)



Population



Households



Avg HHLI Income



Avg Home Value



Businesses



Employees

	Population	Households	Avg HHLI Income	Avg Home Value	Businesses	Employees
3 Mile Radius	337	155	\$139,042	\$598,101	9	61
5 Mile Radius	658	290	\$133,878	\$576,087	23	111
10 Mile Radius	25,853	6,829	\$87,787	\$411,176	1,104	5,777

Traffic Counts



8,030 VPD

State Hwy 115 & Little
Turkey Creek Rd



8,653 VPD

State Hwy 115 &
Sand Creek Heights

(All traffic counts are taken from Costar Yr 2022)



NAI Highland

Scan to View
Listing on
Our Website



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