

3805 MAIZELAND RD.

Colorado Springs, CO 80915

BUILDING SIZE: 1,479 SF / FORMER CONVENIENCE STORE AND FUEL STATION

Deed Restricted Property: Buyer may not operate a gas station or convenience store.



FOR SALE

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com
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Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com





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AERIAL MAP

ABOUT THE PROPERTY

This property, located at 3805 Maizeland Road in Colorado Springs, offers a versatile retail opportunity, previously utilized as a convenience store. The site features excellent visibility, ample parking, and adaptable square footage suited for a variety of retail or service businesses. The surrounding area is characterized by a mix of residential neighborhoods, schools, and retail establishments, providing a strong customer base. With easy access to major roadways and proximity to key amenities, this location presents a strategic opportunity for businesses seeking a high traffic, community-oriented setting.

- Easy access to the property via Maizeland Road & N. Academy Boulevard
- Population Growth within a one mile radius 2025 - 2030 estimated at 3.91%
- 9 Miles from the Colorado Springs Airport
- Corner location with access to Maizeland Road & N. Academy Boulevard

DEMOGRAPHICS

	1 Mile	3 Miles
Population	12,575	117,200
Households (HH)	5,498	49,484
Avg. Household Income	\$87,030	\$87,158
Median Age	40	37

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PROPERTY FEATURES

BUILDING SIZE

1,479 SF

LAND SIZE

34,979 SF

TYPE

Retail, former convenience store with single drive-thru car wash

PRICING

\$860,000

TAXES (2025)

\$5,583.71

ZONING

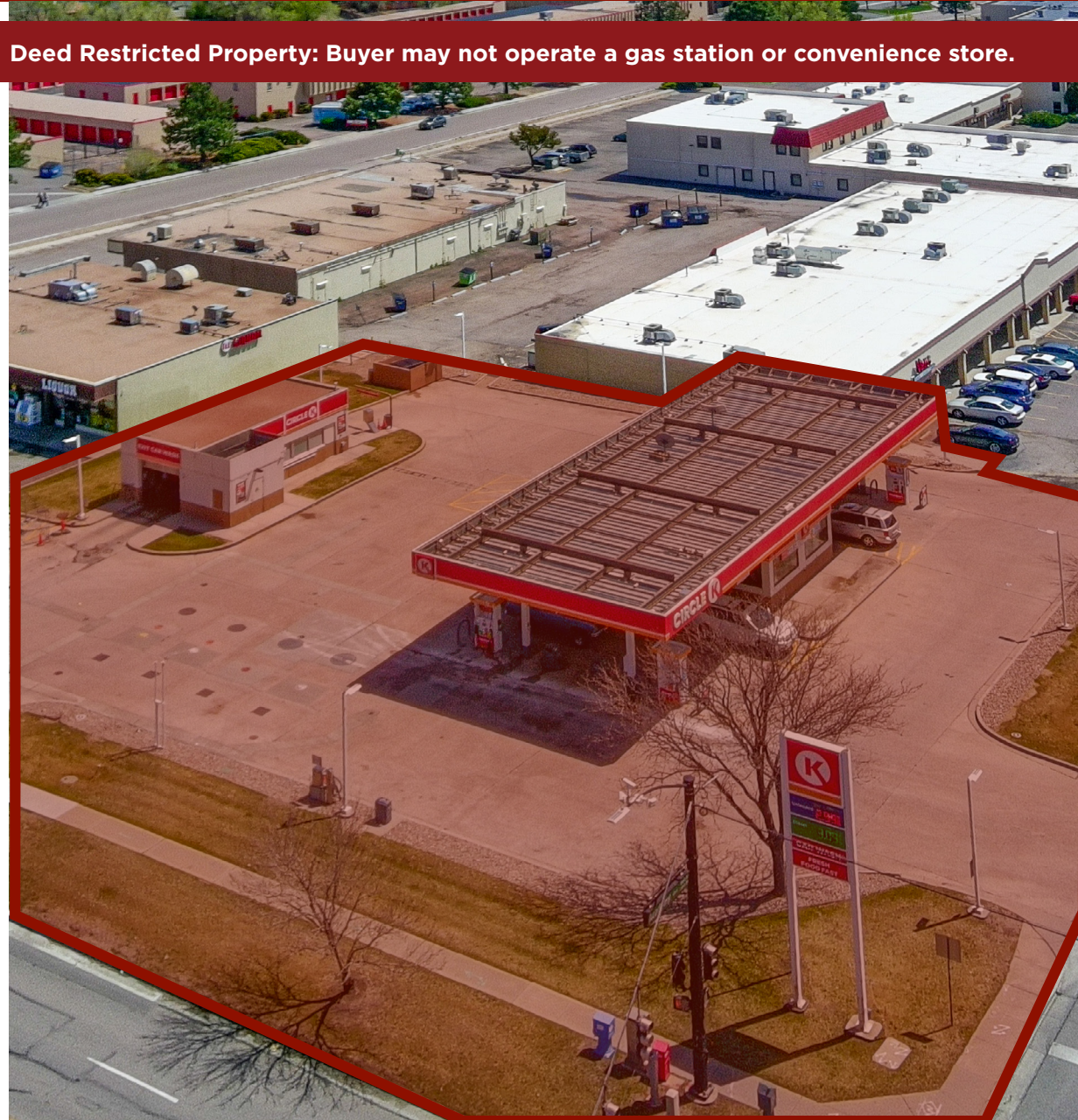
MX-M: Mixed-Use Medium Scale

TRAFFIC COUNTS

Maizeland Road 4,057 Cars Per Day

N. Academy Boulevard 47,111 Cars Per Day

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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.