

For Sale

Bradley Crossroads

1830 Main Street
Security, CO 80911

Retail Pad Sites

← To Academy Blvd



Drive Time
 Peterson AFB: 16 minutes
 Fort Carson: 14 minutes
 Academy Blvd.: 5 minutes
 Powers Blvd.: 5 minutes

PROPERTY SUMMARY

This site contains 1.59 Acres of available pad sites which may be purchased as a whole or as individual parcels. Located on the SW hard corner of Bradley Rd and Main Street.

Zoned for commercial use in a busy, signalized intersection and surrounded by residential neighborhoods. This area is experiencing rapid growth.

Great site for a bank, urgent care facility, retail strip center, day care facility, restaurants, pharmacy, and automotive stores.

BUILDING FEATURES

AVAILABLE SITE	1.59 Acres
PRICE	See Parcel Map for Pricing
PARCEL #	6502407103 6502407104
ZONING	CC CAD-O

PADS DELIVERED

- Paved service road with curb & gutter
- Platted
- Over-lotting done
- Storm sewer in
- Sanitary sewer in
- Water in
- Electrical in
- Shared Detention Pond

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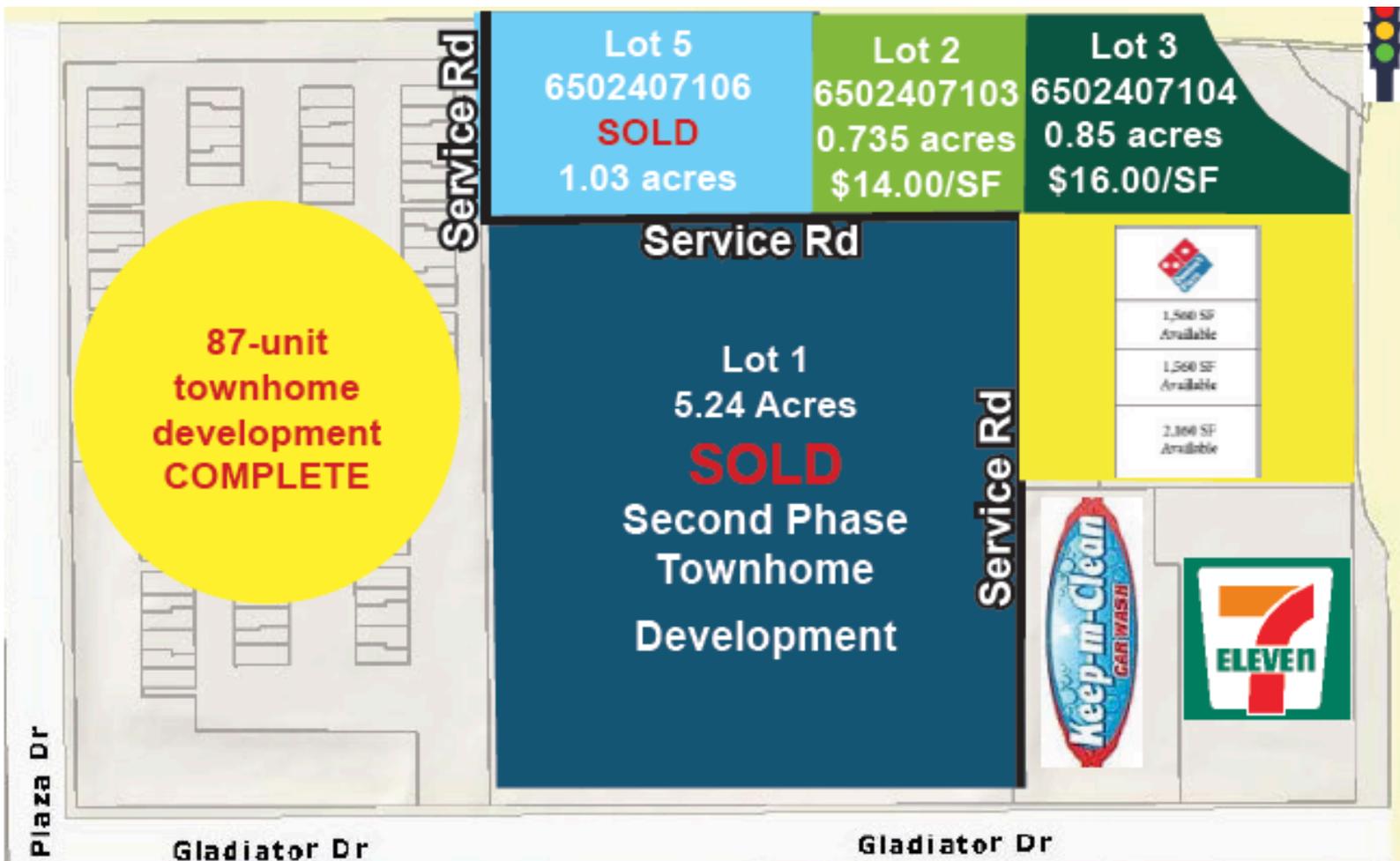
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DEMOGRAPHICS	2 Mile	5 Mile	10 Mile
2024 POPULATION	12,696	62,813	176,896
HOUSEHOLDS	4,534	20,621	62,448
AVE HH INCOME	\$86,192	\$76,043	\$76,343

COMBINED TRAFFIC COUNTS				
Hancock Expressway	Clearview Frontage Rd SW	16,993	VPD	2024

*Sourced by CoStar

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