

FOR SALE



S. Academy Highlands at Venetucci

4476 Venetucci Blvd. | Colorado Springs | CO | 80831

Sale Price: \$1.6M

Zoned for Commercial Use

Easy Access to I-25

PROPERTY SPECS

1.97 Acre lot

Ready for development

DEMOGRAPHICS

Est. Population - 3 miles radius

251,670

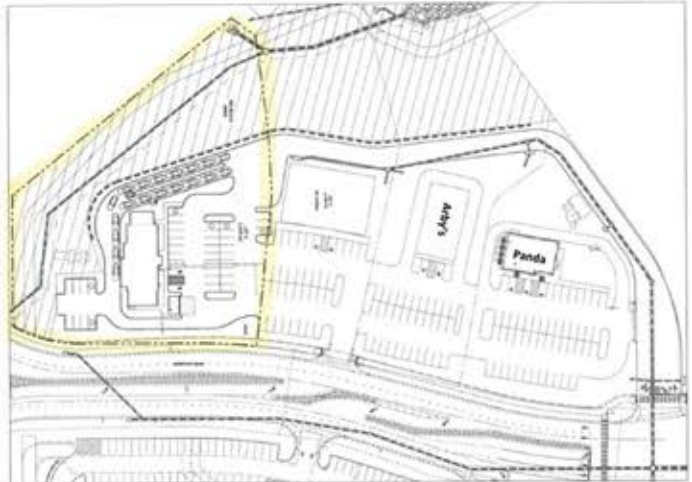
Daily Traffic Count:

-S. Academy Blvd.

51,500

-I-25

77,000



DRIVE TIMES:

Fort Carson Army Base

7 minutes

Downtown Colorado Springs

15 Minutes

RICK STUCY

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South Academy Highlands at Venetucci



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**Fort Carson Army Base
Gates 3 & 4**

Pikes Peak State College

CHIPPED
CRACKS
AUTO GLASS

Sam's
CLUB

INTERSTATE
25

Sam's
CLUB
Fuel Station

Walmart

PANDA EXPRESS
CHINESE CUISINE

Freddy's
STEAKBURGERS

Arbys

QDOBA
MEXICAN EATS
CHEYENNE MOUNTAIN
MODERN DENTISTRY AND ORTHODONTICS
verizon
Jockey
Mikes
SALS
SALLY
BEAUTY
5 STAR
NUTRITION

Holiday Inn
Express

INTERSTATE
25

SportClips
HAIRCUTS
STARBUCKS
COFFEE
MOD PIZZA
U.S. PATRIOT
ROCK N ROLL
SUSHI

S. Academy Blvd.

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