

# COMMERCIAL PAD SITES FOR SALE | LEASE



**OLD RANCH  
RETAIL PAD SITES**  
COLORADO SPRINGS, CO 80920



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**NAL Highland**



# TRAFFIC COUNT

## Vehicles Per Day

Old Ranch Rd & N. Powers	6,614
Old Ranch Rd & Old Ranch Rd	7,988
Old Ranch Rd & 21B	43,142
Old Ranch Rd & Ranch Rd	5,340

# DEMOGRAPHICS

Median Home Value	\$753,032
Median Household Income	\$102,356
Population of Pine Creek Neighborhood	7,967
Pine Creek High School Students	1,808



2 N. CASCADE AVE SUITE 300,  
COLORADO SPRINGS, CO 80903



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