

For Sale or For Lease

Sale Price Reduced!
\$25.00/LSF



 **JLL** SEE A BRIGHTER WAY

3523 Tutt Blvd

Colorado Springs, CO 80922

Prime Colorado Springs Land For Sale or For Lease

jll.com

The Opportunity

Jones Lang LaSalle Brokerage Inc., hereafter referred to as “JLL” is delighted to present an outstanding opportunity to acquire 3523 Tutt Boulevard, an available retail asset, strategically positioned near the Gateway to the Greenways at Sand Creek. Property showcases 1.60 acres of favorably zoned land allowing for a variety of uses.

The site is a flat, developable parcel with utilities to site. The Property is located near the newly delivered “Taylor at Greenways”, 330-unit apartment building. There are 400 new single-family homes built in the surrounding area with 150 more delivering by the end of 2025. Flexible ownership offering a unique opportunity for investors or owner-users. Build to Suit, partnership/joint venture, and ground lease options available.

Site Details



Site area

0.75-1.6 AC



Sale Price

\$25.00/LSF



Sale Type

Investment or
Owner User



Ground Lease

\$130,000/Year



Zoning

PUD - Commercial



Topography

Flat, developable parcel



