

# SWC POWERS & MILTON PROBY LAND

3545 Spectrum Air Way, Colorado Springs, CO 80911

FULLY APPROVED SITE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS FOR TUNNEL CAR WASH



**FOR SALE**

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinche@cushwake.com

Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com

Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com



# SWC POWERS & MILTON PROBY LAND

3545 Spectrum Air Way, Colorado Springs, CO 80911

FULLY APPROVED SITE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS FOR TUNNEL CAR WASH

## LOT BREAK DOWN

### AVAILABLE

1.29 AC

### PRICE

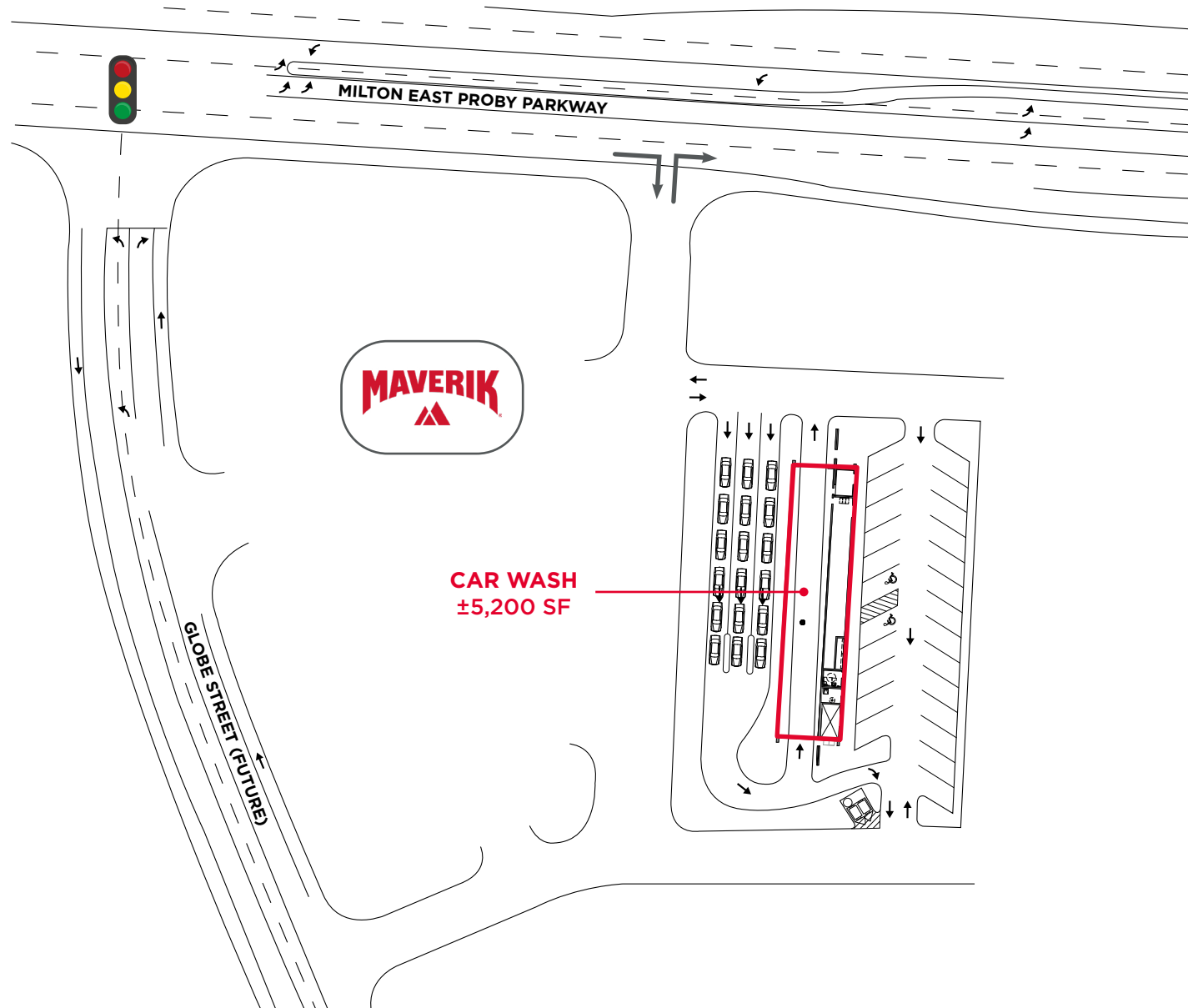
\$1,404,810 (\$25/SF)

### CITY/COUNTY

Colorado Springs/El Paso

### ZONING

CO Springs PBC



# SWC POWERS & MILTON PROBY LAND

3545 Spectrum Air Way, Colorado Springs, CO 80911

FULLY APPROVED SITE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS FOR TUNNEL CAR WASH

## PROPERTY HIGHLIGHTS

### ABOUT THE PROPERTY

- Land is being sold with plans (SDP and CDs) for a 150' tunnel car wash facility with 31 vacuums
- Access off signalized hard corner of Milton Proby and Spectrum Air, RI/RO to site, with visibility to signalized hard corner of Powers and Milton Proby - the main entrance to Colorado Springs Airport
- 66,732 VPD combined traffic count at intersection
- Adjacent to Maverik and 49 acres of multifamily being developed adjacent to the south

### TRAFFIC COUNTS

Year: 2025 | Source: PlacerAI

Milton E Proby Pkwy 28,819 VPD

S Powers Blvd 37,913 VPD

### DEMOGRAPHICS

Year: 2024 | Source: Esri

|                       | 1 Mile   | 3 Miles  | 5 Miles   |
|-----------------------|----------|----------|-----------|
| Population            | 5,712    | 60,006   | 167,187   |
| Daytime Population    | 3,791    | 50,940   | 164,685   |
| Avg. Household Income | \$91,410 | \$86,066 | \$106,139 |
| Estimated Households  | 1,865    | 20,758   | 59,457    |



# SWC POWERS & MILTON PROBY LAND

3545 Spectrum Air Way, Colorado Springs, CO 80911

FULLY APPROVED SITE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS FOR TUNNEL CAR WASH



# SWC POWERS & MILTON PROBY LAND

3545 Spectrum Air Way  
Colorado Springs, CO 80911

## **Patrick McGlinchey**

Managing Director

+1 210 303 3149

patrick.mcglince@cushwake.com

## **Justin Gregory**

Managing Director

+1 303 803 7170

justin.gregory@cushwake.com

## **Jack Lazzeri**

Senior Associate

+1 303 981 6521

jack.lazzeri@cushwake.com

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.

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



[CUSHMANWAKEFIELD.COM](https://www.cushmanwakefield.com)