

For Lease, For Sale or Build-To-Suit



BENT GRASS

Bent Grass Meadows Dr & Meridian Rd
Falcon, CO 80831



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Property Information

- Great connectivity to Meridian Rd & adjacent King Soopers Development to the South
- Shadow Anchored by new 120k SF King Soopers
- New residential coming to the area
- Located along one of the most heavily trafficked road in Colorado Springs

Property Highlights

- AVAILABLE: **0.776 AC**
- ZONING: **C5**
- CITY/COUNTY: **Falcon/El Paso**

Offering Summary

Land For Sale Price **\$850,000.00**

Land Ground Lease Price **\$85,000.00**

Retail Bldg Lease Rate **\$40.00-\$42.00 PSF**

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Demographics



Total Population



Total Households



Avg. Hhld Income



Avg. Home Value

	Total Population	Total Households	Avg. Hhld Income	Avg. Home Value
1 Mile	5,219	1,735	\$133,682	\$383,061
3 Miles	25,111	8,336	\$128,466	\$378,903
5 Miles	48,476	16,344	\$128,983	\$379,201



Total Businesses



Total Employees

1 Mile	245	1,575
3 Miles	420	2,768
5 Miles	617	3,815

Drive Times

Downtown Colorado Springs

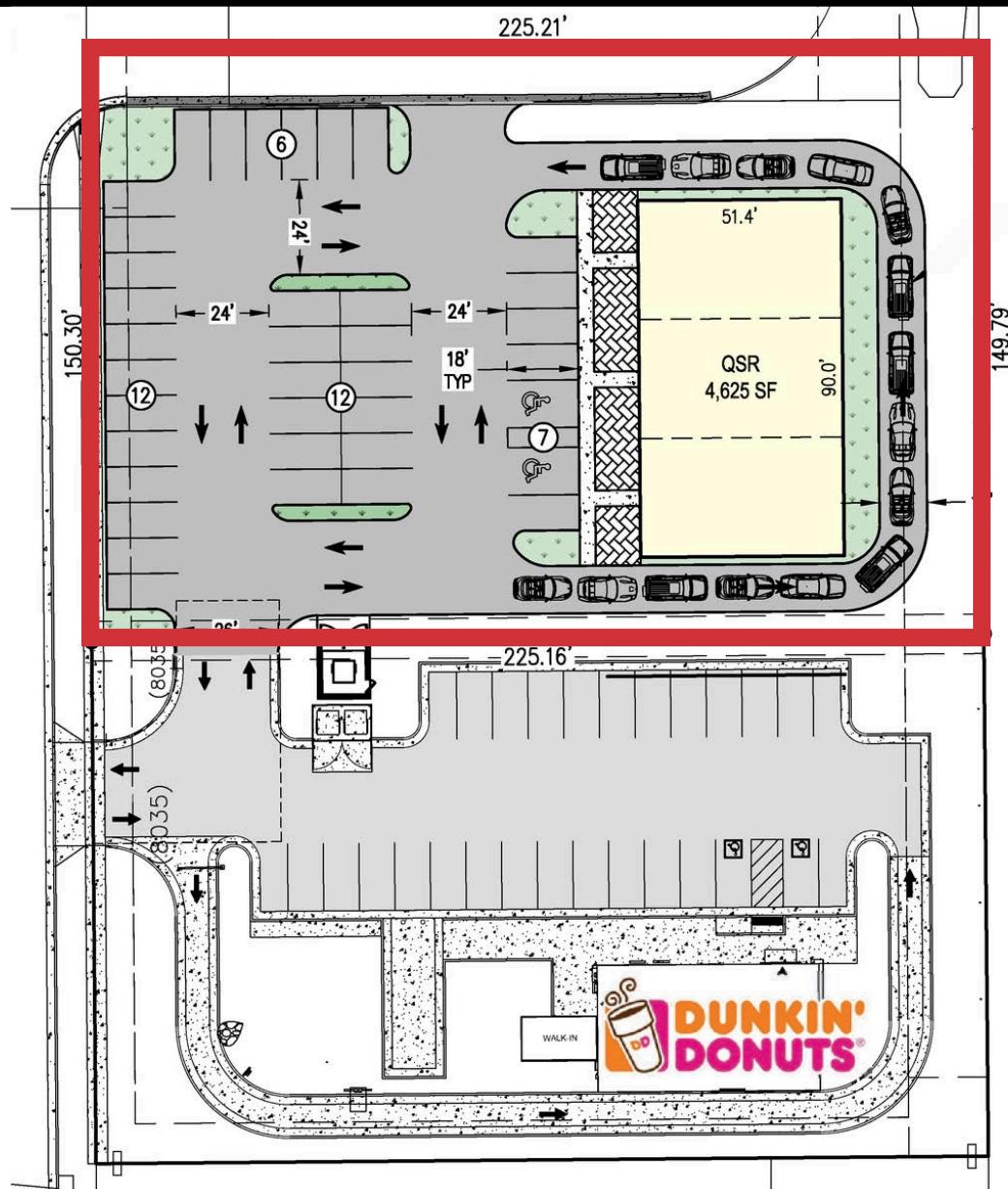
10 Minutes

I-25

7 Minutes

Colorado Springs Airport

16 Minutes



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