

STETSON BUSINESS PARK

LAND AVAILABLE FOR SALE // 5830-5975 Tutt Center Point, Colorado Springs, CO 80922



- OFFERING SUMMARY -

Sale Price / SF: \$12-\$14/sf
Available: 0.76 - 2.8 Acres
Zoning: MX-M AO

- PROPERTY DESCRIPTION -

These highly visible parcels are located off the busy and high-demand corridor of Powers Blvd. have all public utilities to the site. It is located just southwest of Stetson Hills Blvd. and has easy access to the Colorado Springs Airport. This area has seen significant housing increase over the past years and is ready for the next exciting businesses to support the growth in the area. *Please contact us for more details today!*

FOR MORE INFORMATION, PLEASE CONTACT:

Caleb David

David Commercial Real Estate
E: caleb@davidcommercial.com
P: 719.345.5525



Matt Craddock

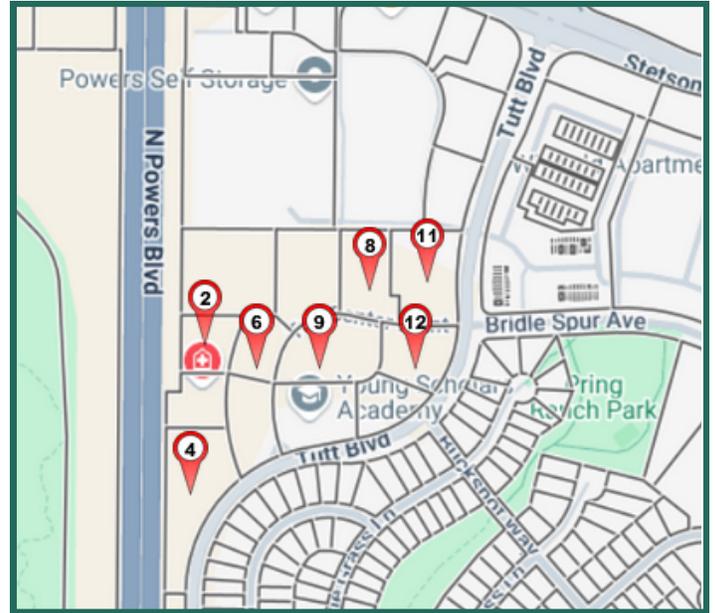
Craddock Commercial Real Estate
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LOT	ADDRESS	LOT SIZE	SQUARE FEET
Lot 2	5870 Tutt Center Pt	0.81 Acres	35,353 SF
Lot 4	5830 Tutt Center Pt	1.98 Acres	86,439 SF
Lot 6	5890 Tutt Center Pt	0.76 Acres	33,306 SF
Lot 8	5950 Tutt Center Pt	1.22 Acres	53,304 SF
Lot 9	5915 Tutt Center Pt	1.59 Acres	69,260 SF
Lot 11	5970 Tutt Center Pt	1.55 Acres	67,518 SF
Lot 12	5975 Tutt Center Pt	1.07 Acres	47,044 SF



MX-M AO ZONING USES:

- Office
- Medical Office/Lab
- Animal Clinic
- Assisted Living/Hospice
- Retail: food sales, personal services, clothing, consumer repairs
- Daycare facility
- Self storage
- Gas station
- Religious Institution

DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	64,203	254,378	548,629
AVG. HH Income	\$108,907	\$103,890	\$98,509
Median Home Value	\$368,274	\$383,741	\$391,053

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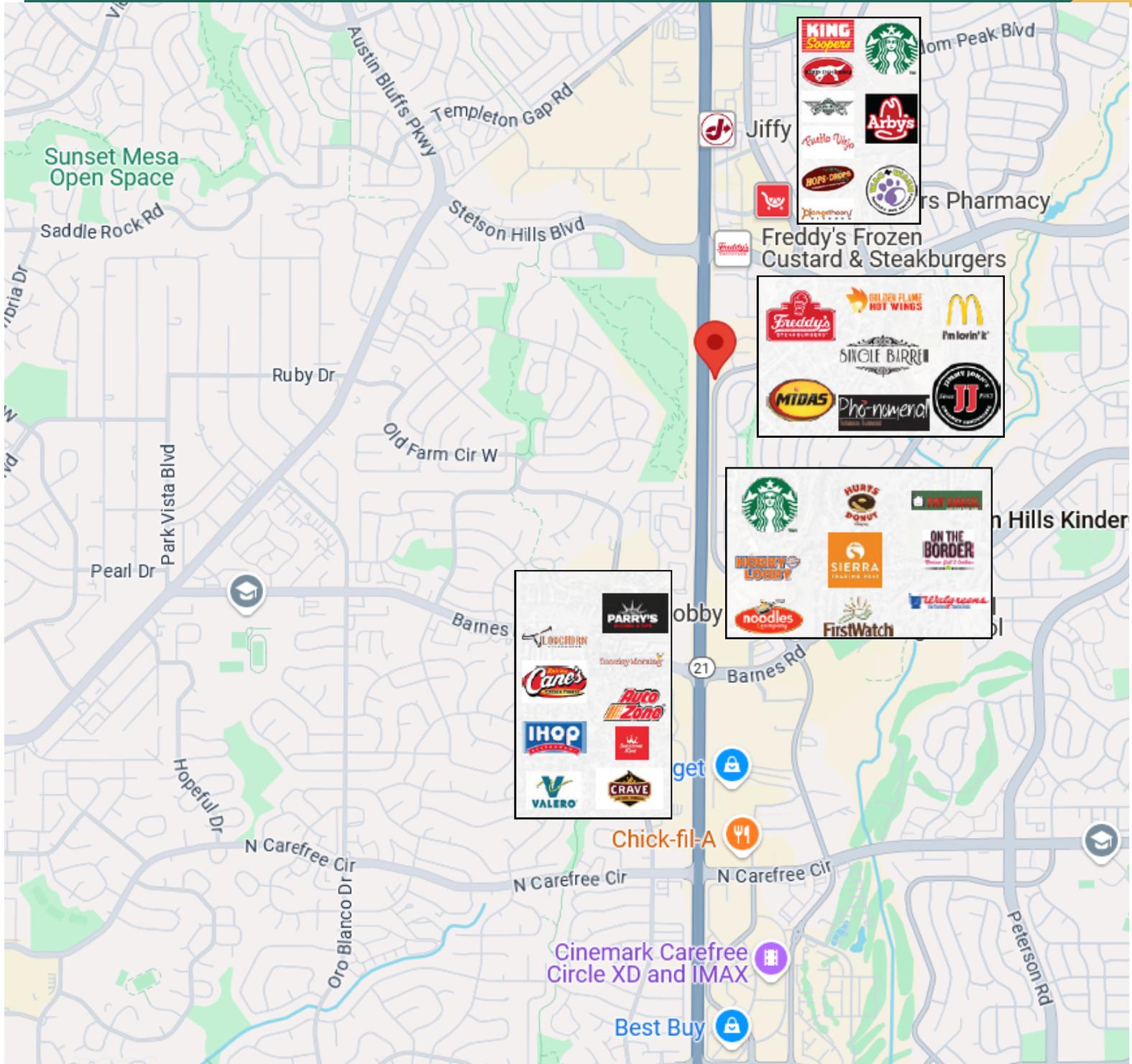
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