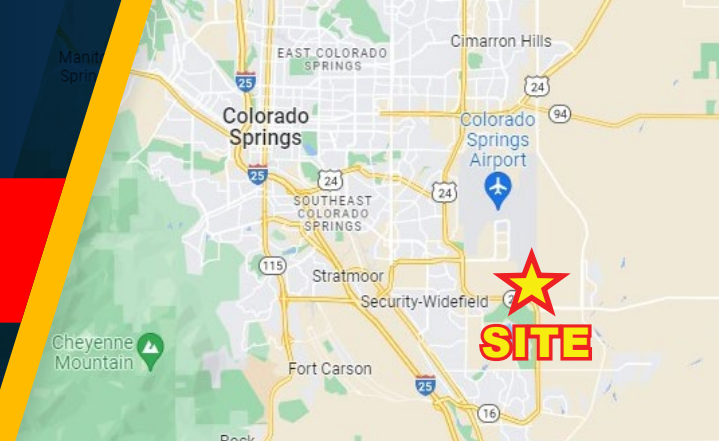


PAD SITES FOR SALE | RETAIL SPACE FOR LEASE

# Powers & Bradley

NEC of POWERS BLVD AND BRADLEY RD., COLORADO SPRINGS, CO 80911



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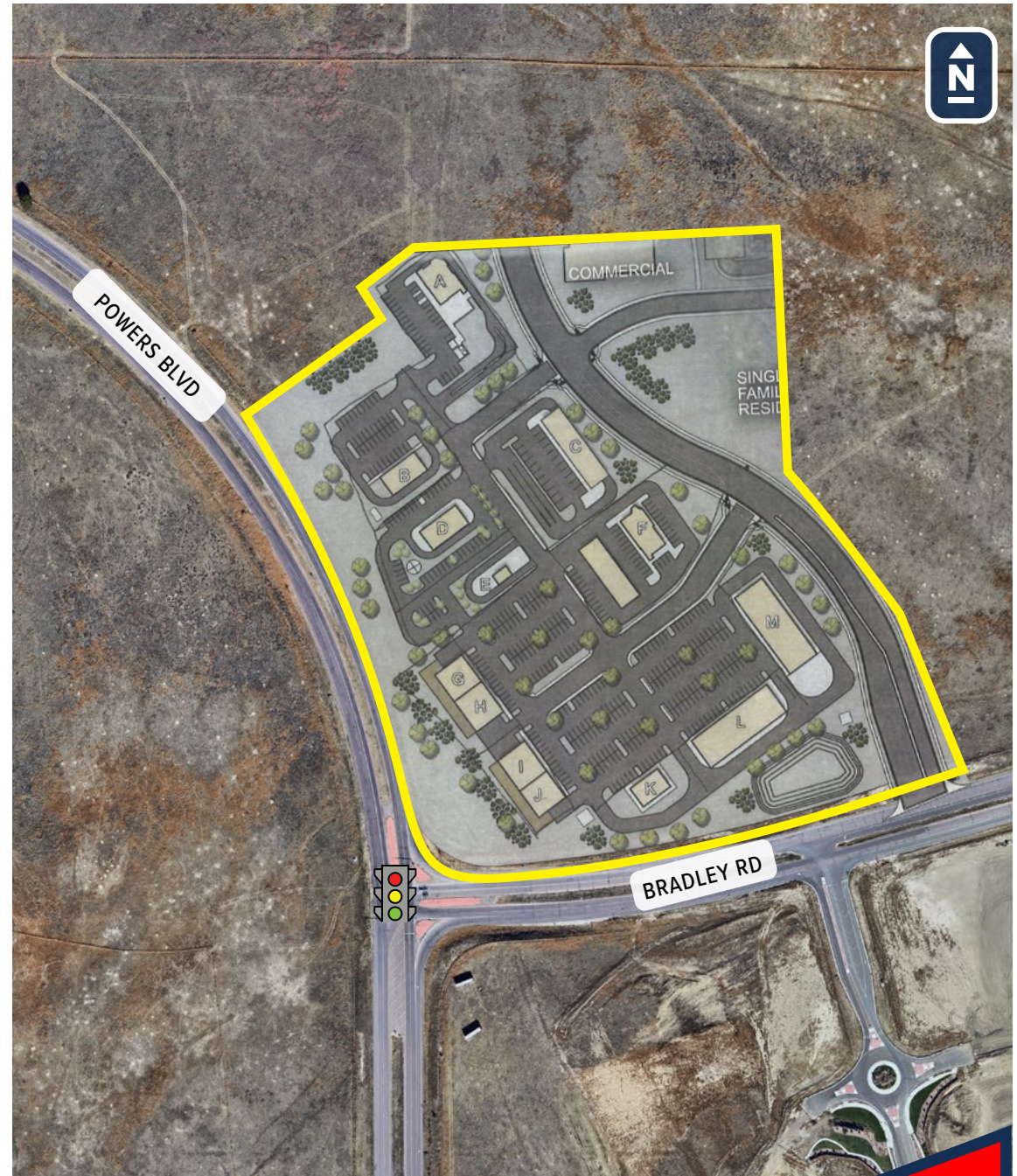
# Site Information

**NEC POWERS BLVD AND BRADLEY RD** now offers retail space for lease or pad sites for sale. This new retail development provides a wide variety of options for multiple retail uses. Conveniently located near the Colorado Springs Airport and less than 10 minutes from Interstate 25.

Positioned within an [Enterprise Zone](#), [Opportunity Zone](#) and [Commercial Aeronautical Zone \(CAZ\)](#), the property benefits from multiple tax credits and incentives. *(Click on links to learn more about each Zone).*

- Potential uses include restaurant, convenience store, salon or spa, bank and numerous other retail uses.
- Build to suit available.

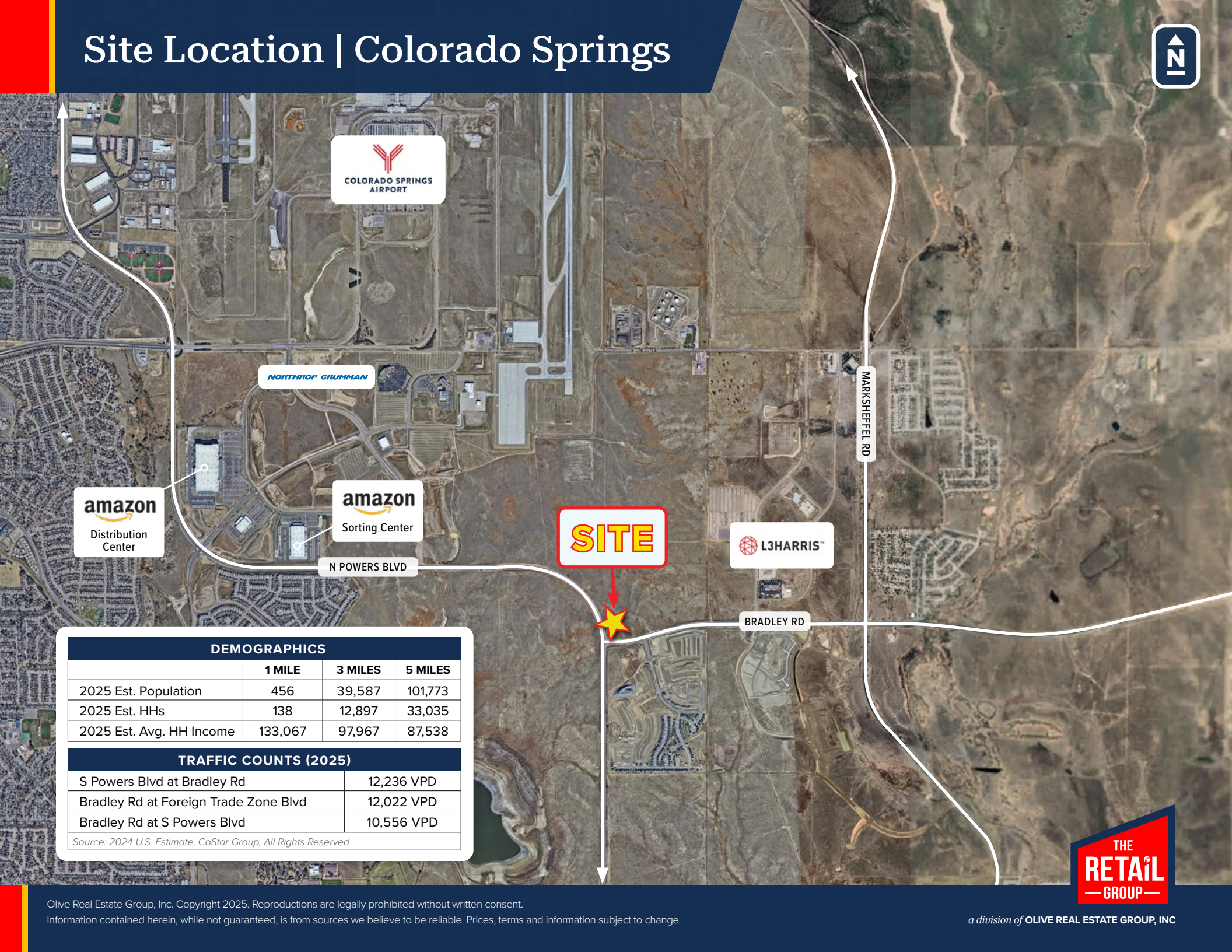
<b>MULTI-TENANT RETAIL FOR LEASE:</b>	Starting at approx. 1,200 SF to 10,000 SF
<b>LEASE RATES:</b>	Contact Broker for Pricing
<b>NNN EXPENSES:</b>	TBD
<b>PAD SITES FOR SALE:</b>	Starting at approx. 30,000 SF to 2 acres
<b>SALE PRICE:</b>	Contact Broker for Pricing
<b>ZONING:</b>	PBC



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**RETAIL**  
—GROUP—



# Site Location | Colorado Springs



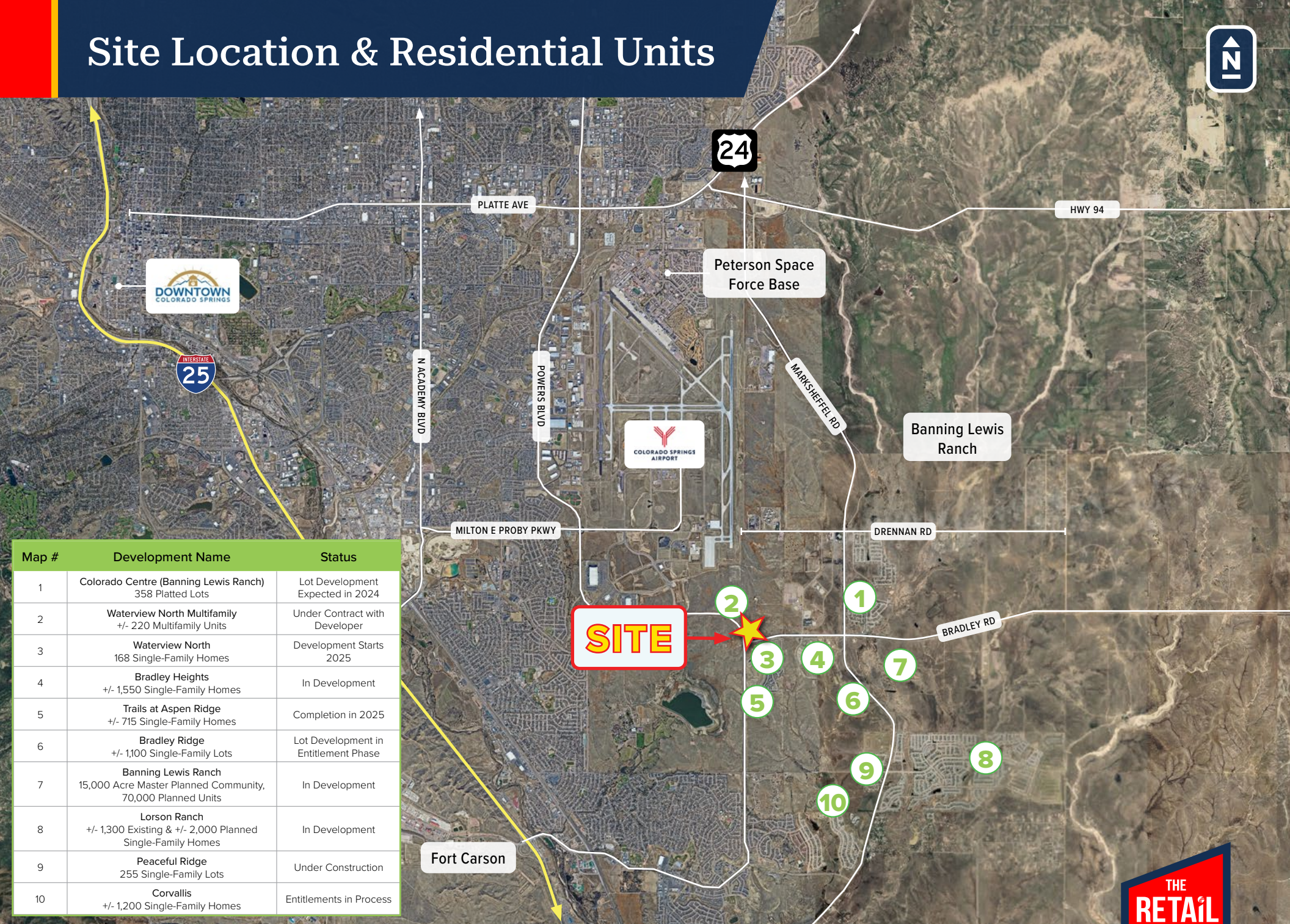
DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
2025 Est. Population	456	39,587	101,773
2025 Est. HHs	138	12,897	33,035
2025 Est. Avg. HH Income	133,067	97,967	87,538

TRAFFIC COUNTS (2025)	
S Powers Blvd at Bradley Rd	12,236 VPD
Bradley Rd at Foreign Trade Zone Blvd	12,022 VPD
Bradley Rd at S Powers Blvd	10,556 VPD

Source: 2024 U.S. Estimate, CoStar Group, All Rights Reserved



# Site Location & Residential Units





# Powers & Bradley

## PAD SITES FOR SALE

## RETAIL SPACE FOR LEASE

NEC of POWERS BLVD and BRADLEY RD., COLORADO SPRINGS, CO 80911

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