

# CROSSROADS NORTH SHOPPING CENTER

U.S. HIGHWAY 24 & MARKSHEFFEL ROAD

Colorado Springs, Colorado

**PADS & LAND  
FOR LEASE,  
BTS OR SALE**



CROSSROADS

## PROPERTY HIGHLIGHTS

- Pads and Land available for Lease, Build to Suit or Sale
- Located at the SWQ of U.S. Hwy 24 & Marksheffel Road
- Over 34K VPD along Hwy 24 with great visibility
- Located near CO. Springs Airport, Peterson & Shriever SFB's totaling over 25,404 employees

Jake Schisel  
507.226.6116  
jschisel@sullivanhayes.com

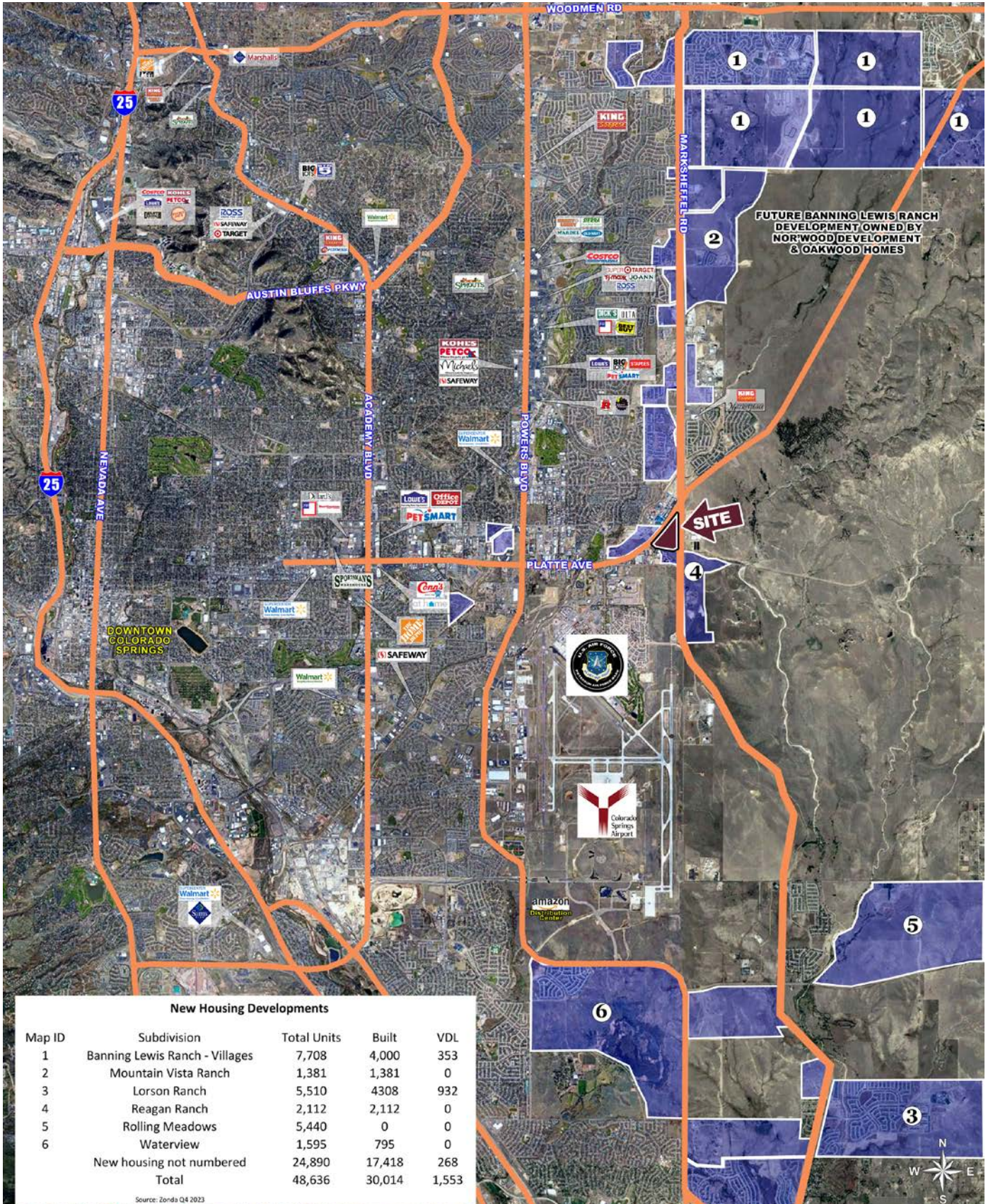
Bryan Slaughter  
303.370.7459  
bslaughter@sullivanhayes.com

SH

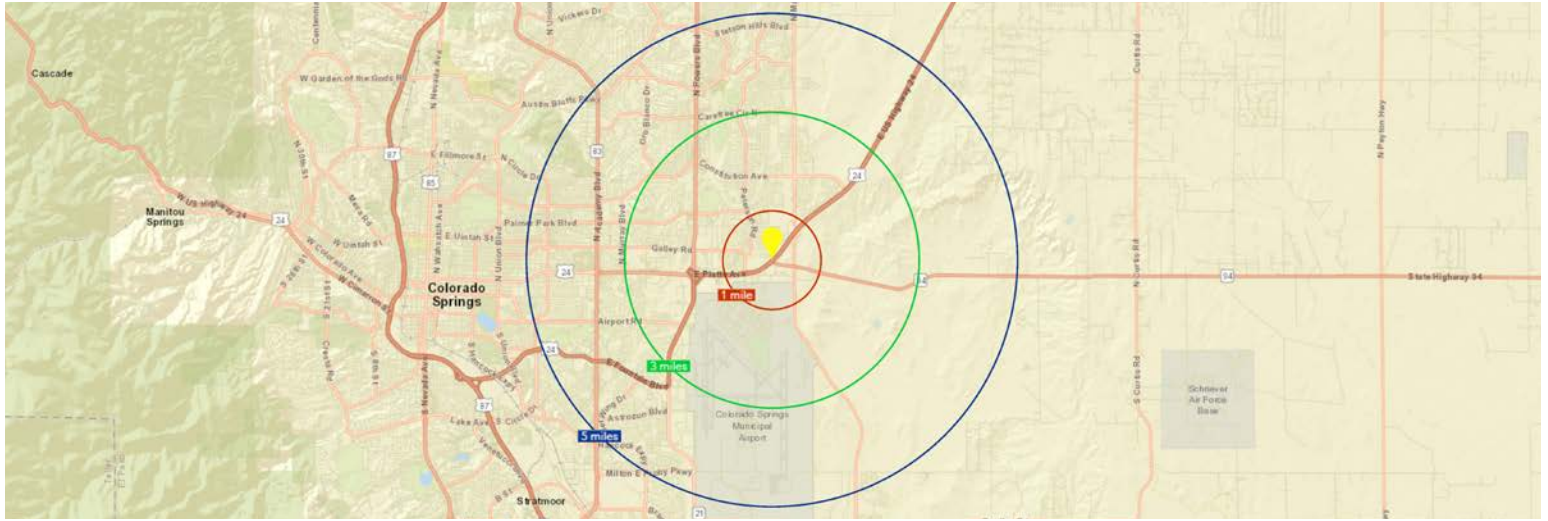
PROXIMITY



# TRADE AREA



# AREA DEMOGRAPHICS



## DEMOGRAPHICS | COMPARISON SUMMARY

| CATEGORIES                     | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------------|----------|----------|----------|
| ESTIMATED POPULATION           | 6,459    | 48,031   | 173,785  |
| PROJ. POPULATION IN 2028       | 6,984    | 50,562   | 178,353  |
| AVG. HOUSEHOLD INCOME          | \$82,665 | \$94,855 | \$85,149 |
| DAYTIME POPULATION (EMPLOYEES) | 2,317    | 19,692   | 51,618   |

SOURCE: ESRI 2023

## TRAFFIC COUNTS

| LOCATION                             | CARS/DAY |
|--------------------------------------|----------|
| Hwy 24 southwest of Meadowbrook Pkwy | 36,900   |
| Hwy 24 northwest of Marksheffel Rd   | 19,800   |
| Hwy 94 east of Hwy 24                | 12,600   |

SOURCE: Kimley Horn

## EMPLOYMENT CENTERS

| LOCATION                 | EMPLOYEES |
|--------------------------|-----------|
| PETERSON AF BASE         | 15,000    |
| SCHRIEVER AF BASE        | 8,200     |
| COLORADO SPRINGS AIRPORT | 26,000    |

SOURCE: Kimley Horn



## BROKER CONTACT

Jake Schisel  
507.226.6116  
[jschisel@sullivanhayes.com](mailto:jschisel@sullivanhayes.com)

Bryan Slaughter  
303.370.7459  
[bslaughter@sullivanhayes.com](mailto:bslaughter@sullivanhayes.com)

SH

SullivanHayes Brokerage DTC  
5570 DTC Parkway, Suite 100  
Greenwood Village, CO 80111  
303.534.0900