

PRIME AIRPORT SUBMARKET SITE

SALE OR LAND LEASE | \$625,500 (\$17.00 PSF)

SWC of Airport Rd & S Powers Blvd | 515 Airport Creek Pt

Description:

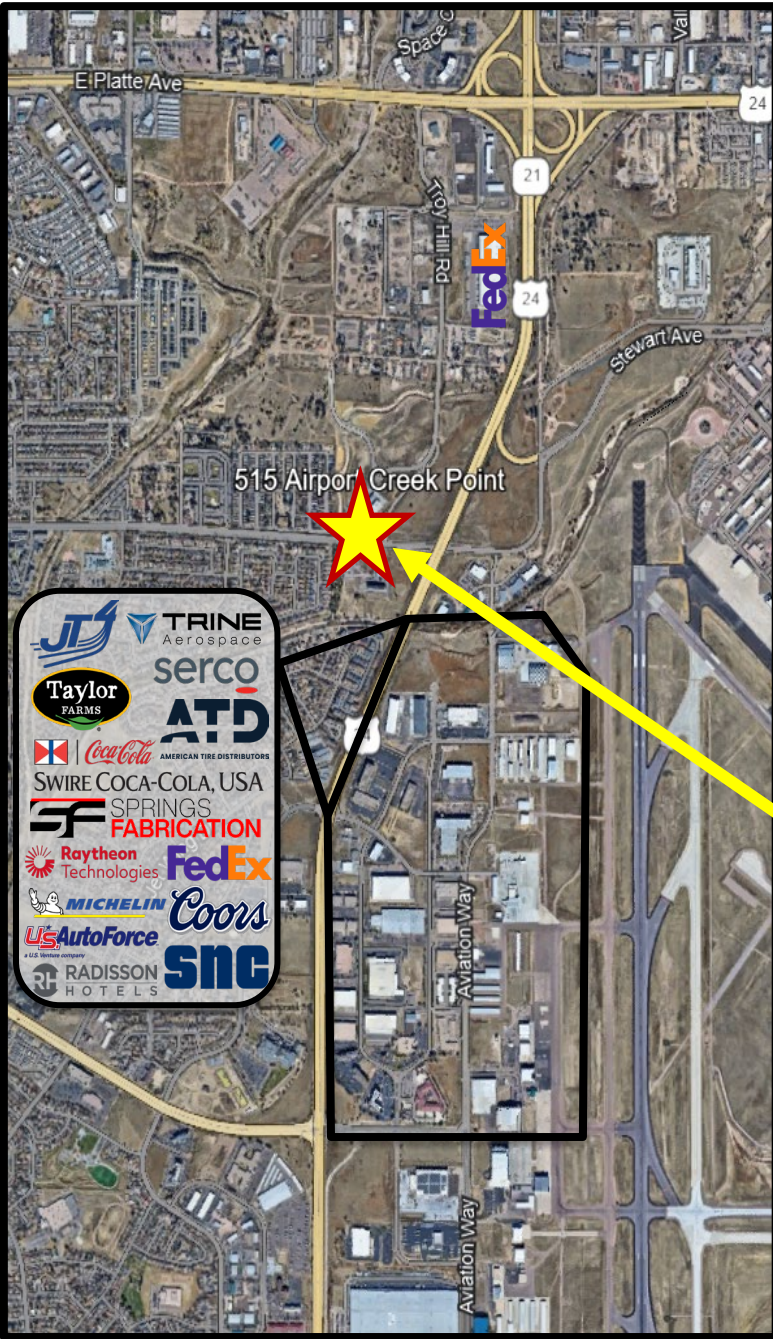
Legal: Airport & Powers Center, Lot 1, Filing 2

Size: 36,793 SF

Zoning: MX-M Commercial-Office/Retail

Lot Between McDonalds and Loaf 'N Jug

**ALL EXCLUSIVES HAVE EXPIRED!
BURGERS AND CAR WASH NOW
PERMITTED!**



NAI Highland

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K 01/12/2024

Prime Airport Submarket Site

Demographics (2023)

	2 - Mile	5 - Mile	10 - Mile
Total Population	41,224	220,196	575,559
Total Households	15,444	87,657	224,894
Average HH Income	\$60,165	\$69,865	\$87,603

Daytime Employee Counts (2023)

	2 - Mile	5 - Mile	10 - Mile
Total Employees	16,076	87,712	239,740

* Daytime employee counts do not include Peterson Air Force Base Personal

- Near Colorado Springs Airport. At Main/West Gate of Peterson Air Force Base, home of Air Force Space Command, Northern Command and NORAD, US Space Force
- Located in fast growing Powers Boulevard Corridor
- Great location between McDonalds and Loaf `N Jug
- 134-unit apartment complex approved on adjacent site to the south

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PAFB Population Served

	No. Assigned
Active Duty	9,243+
Army/Navy/Marines	750
Canadian Forces	165
Family Members	10,270+
Air Force/Navy/Marine Retirees	23,000+
ANG/Reserve	1,325
Appropriated Fund Civilians	1,886
Non-Appropriated Fund, Contract Civilians	367

Traffic Counts (2022)

	Vehicles Per Day
S - Powers Blvd	53,023
N - Powers Blvd	51,057
W - Airport Rd	17,013

- New Westgate development across Airport includes Kum `N' Go, Arby's, Candlewood Inn & 440-unit Westgate Apartments
- Excellent visibility from both South Powers Boulevard and Airport Road
- Permitted uses include sit down or drive-thru restaurant, coffee shop, car wash, tire store, retail strip and lube/oil change

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