



The Rock Commerce Land

19165 Monument Hill Rd :: Monument, CO 80312

Property Information

- Highly visible along I-25 allowing owner/user the prime opportunity to get seen by the +63,644 passing vehicles
- Located in Monument nestled between both Colorado Springs and Denver
- The Rock Commerce Land is within 8.2 miles to Interquest Pkwy, 19.3 miles to Downtown Colorado Springs, 18.7 miles to Castle Rock and 30.6 miles to South Denver
- CS ZONED LAND - EL PASO COUNTY

PRICE REDUCTION!

~~\$12.00~~ **\$9.00 PSF/MAKE OFFER**

Demographics (2024)

POPULATION 1 MILE	3,728
POPULATION 3 MILES	20,991
POPULATION 5 MILES	37,407
HOUSEHOLDS 1 MILE	1,345
HOUSEHOLDS 3 MILES	7,481
HOUSEHOLDS 5 MILES	13,158
AVG HH INCOME 1 MILE	\$158,278
AVG HH INCOME 3 MILES	\$157,892
AVG HH INCOME 5 MILES	\$162,584



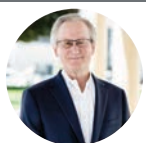
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11.61 ACRES OF CS ZONED LAND FOR SALE



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