

FREESTANDING RESTAURANT BUILDING FOR LEASE

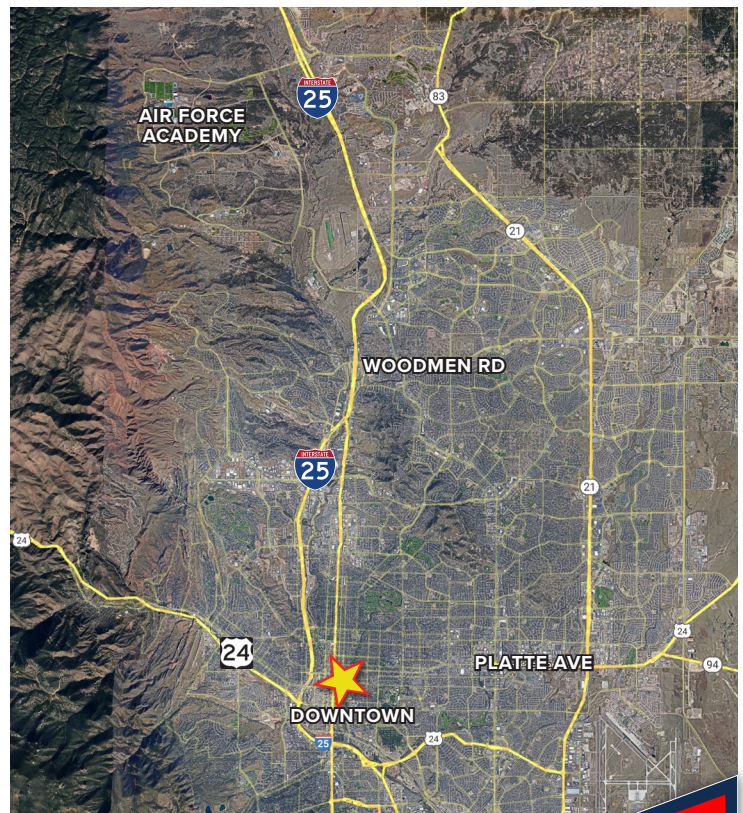
Former Wendy's

222 N WAHSATCH AVENUE | COLORADO SPRINGS, CO 80903



BUILDING SIZE:	2,418 SF
LOT SIZE:	0.68 Acre (29,655 SF)
LEASE RATE:	Contact Broker
REAL ESTATE TAXES:	\$16,908.86 (2025)
YEAR BUILT:	1976
ZONING:	R-5 MX-L
PARKING:	57 Surface Spaces

- Existing drive-thru
- Prominent pylon signage opportunity
- High visibility corner location at Platte Ave and Wahsatch Ave
- FF&E may be available - contact broker for details
- Two blocks from Downtown, across the street from Palmer High School and adjacent to McDonald's, Taco Bell, 7-Eleven, Taco Star and densely populated neighborhoods



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THE
RETAIL
— GROUP —

a division of OLIVE REAL ESTATE GROUP

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Est. Population	13,955	92,345	133,362
2025 Est. Households	6,607	42,189	55,687
2025 Est. Avg. HH Income	\$89,008	\$92,514	\$96,717

TRAFFIC COUNTS (2025)	
E Platte Ave at N Wahsatch Ave	25,142 VPD
N Wahsatch Ave at E Bijou St	15,675 VPD

Source: Esri & CoStar Group, All Rights Reserved

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