

# VALUE-ADD SHOPPING CENTER FOR SALE

## 2508-2520 AIRPORT RD.

### COLORADO SPRINGS, CO



#### 5 COMMERCIAL CONDOS FOR SALE

**\$ 11,340,759**

TOTAL AVAILABLE SF 104,918 SF + Pad Site

ZONING: MX-M CU

**2508 AIRPORT RD.** 10,000 SF \$ 2,421,143

**2512 AIRPORT RD.** 31,000 SF \$ 3,469,399

**2516 AIRPORT RD.** 21,820 SF \$ 1,390,848

**2518 AIRPORT RD.** 11,000 SF \$ 770,751

**2520 AIRPORT RD.** 30,818 SF \$ 2,639,666

**PAD SITE** 1.241 AC \$ 648,948

- Value-Add potential in development of Pad Site
- Excellent visibility from intersection of Airport & Circle
- 2520 as an individual condo available for lease or sale
- Rental upside with vacancy in 2520

#### PROPERTY SUMMARY

##### DRIVE TIME - MINUTES:

	5 MIN	10 MIN	15 MIN
2024 Est. Population	20,394	105,827	254,856
2024 Est. HHs	8,665	44,989	106,283
2024 Est. Avg. HH Income	\$68,561	\$73,348	\$86,494

##### RADIUS - MILES:

	1 MILE	3 MILES	5 MILES
2024 Est. Population	14,523	126,136	266,850
2024 Est. HHs	6,227	52,845	111,776
2024 Est. Avg. HH Income	\$68,572	\$76,715	\$88,317

**DAILY TRAFFIC VOLUME (CIRCLE) : 29,000 VEHICLES**

**DAILY TRAFFIC VOLUME (AIRPORT) : 15,407 VEHICLES**

Source: Esri, Esri-Data Axle, U.S. Census, Traffic Data: 2018-2021 Kalibrate Technologies



**Craddock  
Commercial**  
Real Estate LLC

**Matt or Mike Craddock**

matt@craddockcommercial.com

mike@craddockcommercial.com

**719.630.2233 | craddockcommercial.com**

# SHOPPING CENTER OVERVIEW

## PRINTERS PARK MARKET CENTER

### LOCATION:

The Printers Park Market Center Site is situated at the northwest corner of Airport Road and Circle Drive. It is bounded on the south by Airport Road and a portion of the property is bounded on the east by Circle Drive. Approximately 1/8 mile to the west is Printers Parkway and approximately 3/4 of a mile to the north is Platte Avenue.

### PROPERTY DESCRIPTION:

Site contains a 104,000 sq. ft. commercial building on 8.95 Acres. The building has been renovated with a new southwestern facade with covered canopy. A new roof and paved parking lot with lighting standards has been installed. New entryways, retaining walls, fencing, and landscaping have been installed over the last several years. Major improvements to the Circle Drive and Airport Road corner have been completed which include sidewalks. A fire line has been completed around the building and new sanitary sewer has been installed. The site also contains area for one additional 1.241 acre lot with frontage on Airport Road for restaurant or commercial space.

### PRINTERS PARK VICINITY:

The Printers Park Area was originally a one square mile area owned by the Union Printers Home. It was subdivided in the 70's by Bill Smart and now is home to numerous hospitals, medical facilities, the Pikes Peak Regional Building Department, Colorado Springs Fire Department headquarters and training facility and a charter school.

### UPGRADES TO THE CENTER:

New Roof, Updated HVAC & Electrical

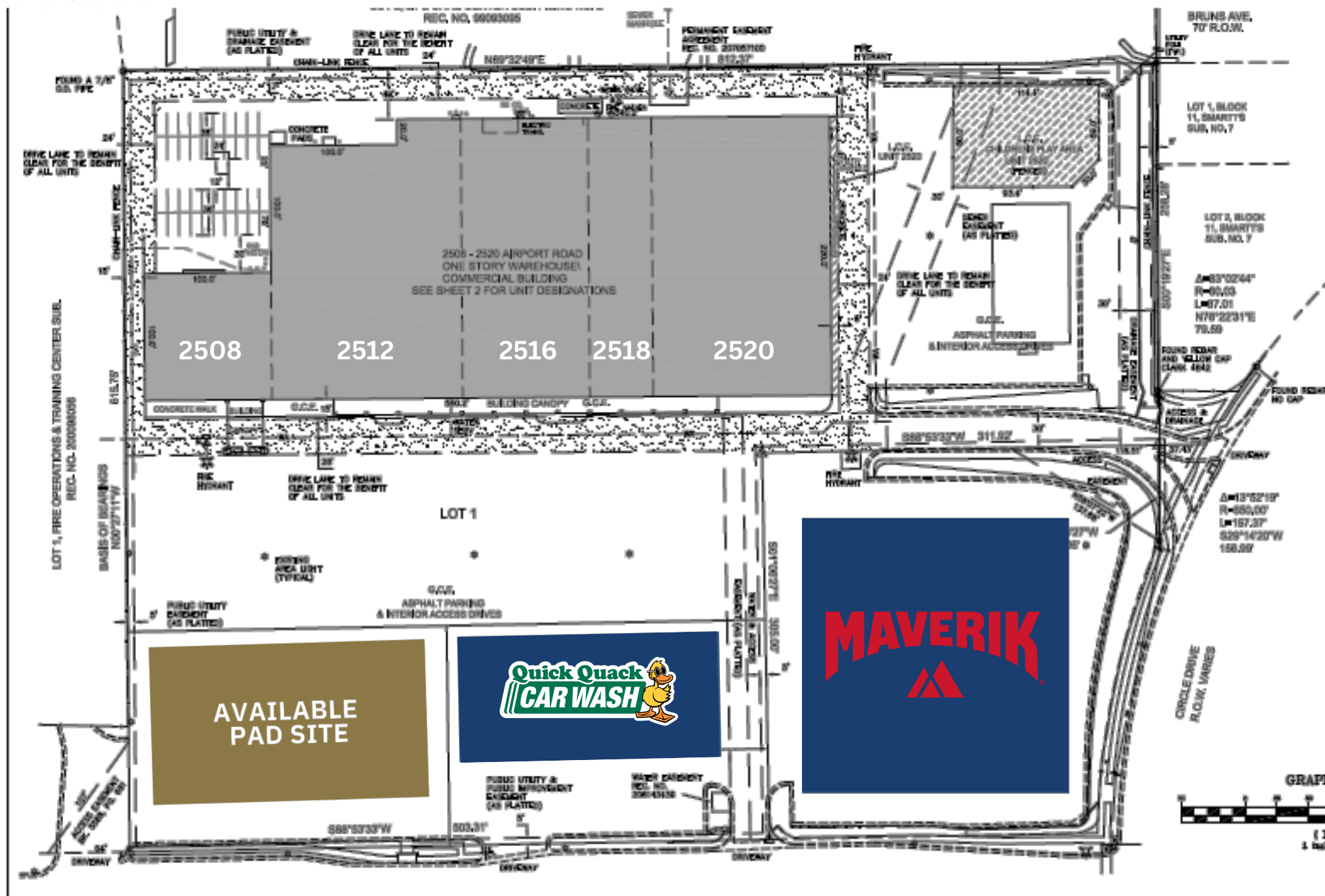
## Zoning Description

MX-M zone districts are intended to accommodate the development of new activity centers in emerging growth areas, as well as to promote the adaptive reuse or redevelopment of single-use commercial centers that are vacant or underused, or of other obsolete buildings or properties. Activities and uses within MX-M zone districts may be horizontally or vertically mixed based on their density and intensity but should be organized in a compact pattern that promotes pedestrian activity, provides a variety of outdoor gathering spaces, supports multimodal access and circulation, and minimizes impacts on established residential neighborhoods. Permitted uses can be found [here](#).

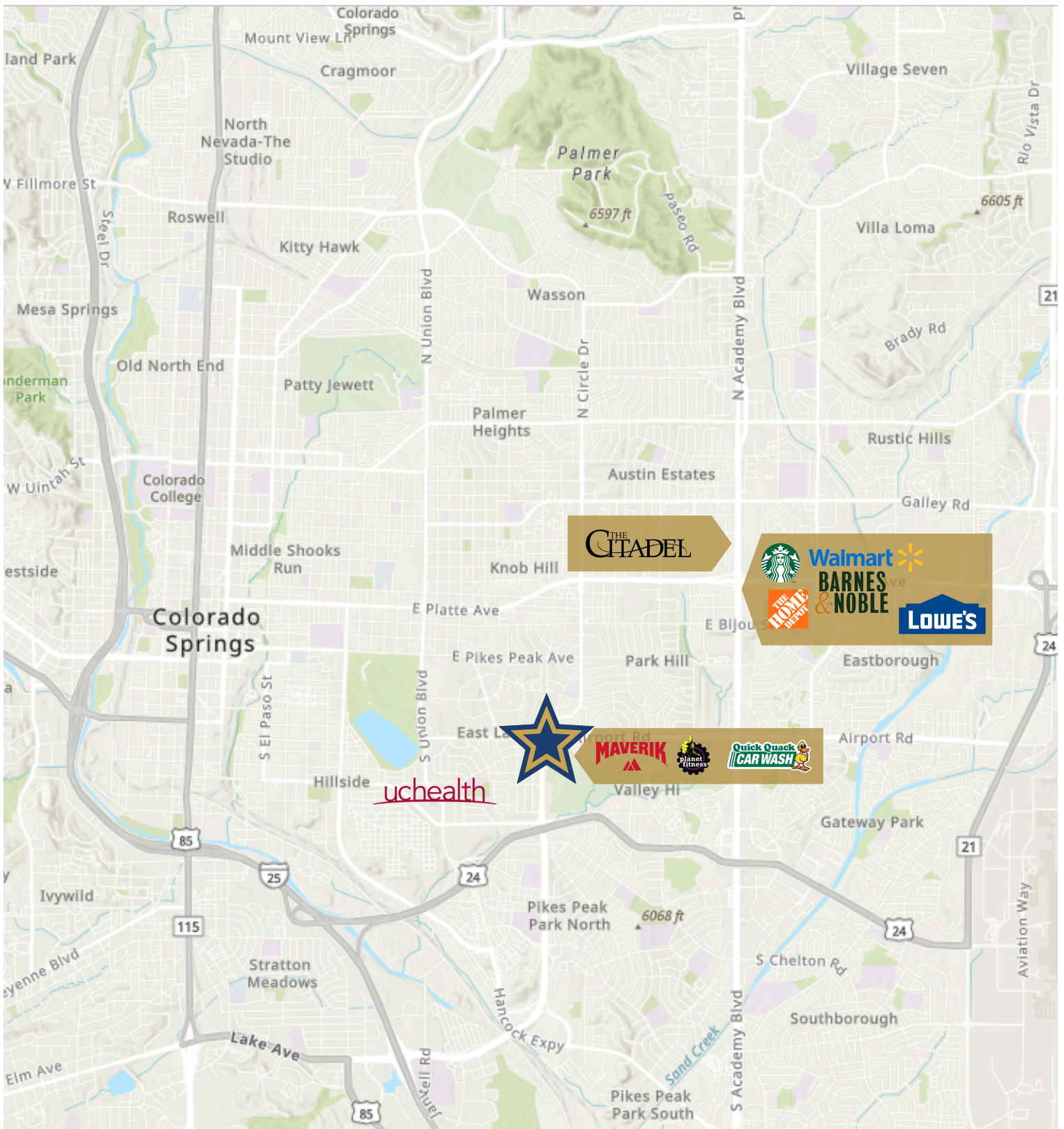
The Airport Overlay is used to comply with Federal Aviation Administration rules and regulations; to protect public health, safety, and welfare; and to provide for the free and unobstructed passage of all aircraft through all airspace above communities served by airports.



### SITE PLAN | PRINTERS PARK MARKET CENTER



# SURROUNDING AREA



337 E. Pikes Peak Ave | Suite 200  
Colorado Springs, CO 80903  
719.630.2233 • [craddockcommercial.com](http://craddockcommercial.com)

**Matt or Mike Craddock**  
[matt@craddockcommercial.com](mailto:matt@craddockcommercial.com)  
[mike@craddockcommercial.com](mailto:mike@craddockcommercial.com)

## Confidentially & Disclaimer

The information contained in the preceding pages is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Craddock Commercial Real Estate, LLC and should not be made available to any other person or entity without the written consent of Craddock Commercial Real Estate, LLC. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Craddock Commercial Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Craddock Commercial Real Estate, LLC has not verified, and will not verify, any of the information contained herein, nor has Craddock Commercial Real Estate, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## Non-Endorsement Notice

Craddock Commercial Real Estate, LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Craddock Commercial Real Estate, LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Craddock Commercial Real Estate, LLC, and is solely included for the purpose of providing tenant lessee information about this