



**THRIVE™**  
COMMERCIAL PARTNERS

**FOR SALE & LEASE**

# 570 N. MURRAY BLVD.

Colorado Springs, CO 80915



## PROPERTY overview

Incredible sale or leasing opportunity in one of Colorado Springs' fast evolving trade areas! This free standing retail building is located at the strong lighted intersection of N Murray Blvd and E Platte Ave with great visibility to the over 80,000 VPD traveling the corridor.

Complimentary access and ample parking make this a rare find in a tight market. The building's flexible floorplan and zoning make this ideal for medical, dental, financial, automotive, QSR, and more retail uses. Call the Broker today to learn more!

|               |                |
|---------------|----------------|
| Available SF: | 5,456 SF       |
| Sale Price:   | Contact Broker |
| Rate:         | \$13.50/SF/Yr  |
| NNN's:        | \$6.50 SF/Yr   |
| Zoning:       | MX-M AO        |

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

## CONTACT US

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# AERIAL Map



## AREA demographics

### 1 MILE

|                   |          |
|-------------------|----------|
| Total Households  | 6,371    |
| Total Population  | 16,019   |
| Average HH Income | \$54,007 |

### 3 MILES

|                   |          |
|-------------------|----------|
| Total Households  | 49,033   |
| Total Population  | 119,257  |
| Average HH Income | \$64,719 |

### 5 MILES

|                   |          |
|-------------------|----------|
| Total Households  | 107,727  |
| Total Population  | 266,020  |
| Average HH Income | \$73,442 |

TRAFFIC COUNTS (Murray Blvd. & Platte Blvd.): 80,000 VPD

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