



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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