

Commercial Pads For Sale

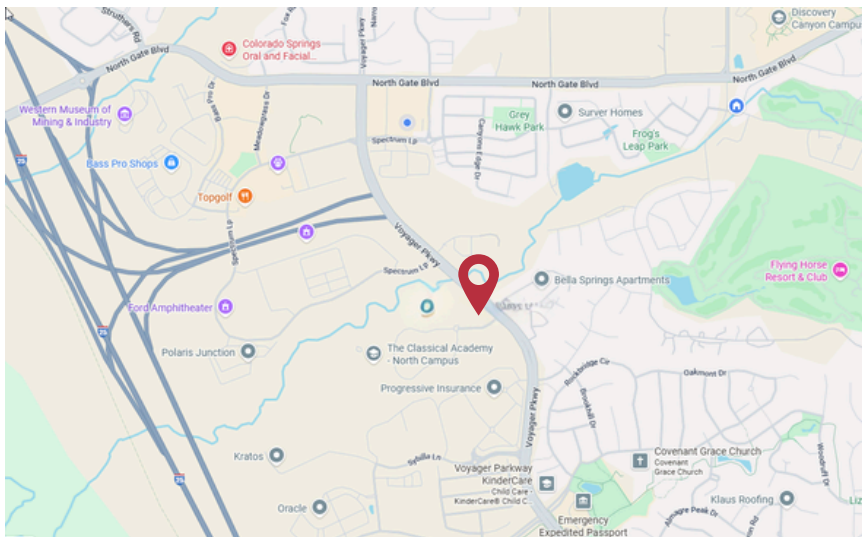
Polaris Pointe

750, 770, 830, 870, 890 Stout Rd
Colorado Springs, CO 80921



PROPERTY HIGHLIGHTS

- Finished Commercial Lots
- Great Visibility and Access
- Call Broker for Pricing
- Potential Uses
 - Office, Retail, Financial Institutions, Day Care, Health Club, Pet Services



AVAILABLE

SIZE

LOT 1	32,418 SF
LOT 2	31,652 SF
LOT 3 #1	55,315 SF
LOT 3 #2	31,716 SF
LOT 4	SOLD
LOT 5	55,459 SF

ZONING

BP HR

PRICING

Call Broker

VIBRANT TRADE AREA

U.S. AIR FORCE ACADEMY

Over 3,000
Staff/Students

THE CLASSICAL ACADEMY

Over 2,600
Staff/Students



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DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION	15,530	44,644	111,136
AVERAGE HH INCOME	\$188,937	\$181,149	\$170,094
EMPLOYEES	8,195	22,400	58,625

Source: Applied Geographic Solutions, 2025 estimates

TRAFFIC COUNTS

On Interstate 25 north of North Gate Blvd	108,395 CPD
On Interstate 25 south of North Gate Blvd	124,840 CPD
On North Gate Blvd east of Interstate 25	11,312 CPD
On Voyager Pkwy south of North Gate Blvd	15,068 CPD

Source: CDOT 2025



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