

CONCEPTUAL Site Plan



Not to scale. For marketing purposes only.

1020

SPACE CENTER DR.
COLORADO SPRINGS, CO



Demographics

	1 Mile	3 Miles	5 Miles
Population	6,575	100,939	245,271
Average Household Income	\$65,763	\$71,062	\$72,953
Daytime Population	6,469	37,965	81,139

Source: CoStar

RETAIL LAND AVAILABLE FOR SALE



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SPACE CENTER DRIVE
COLORADO SPRINGS, CO

Availability Information

Land Size: 0.74 Acres

Pricing: Contact Broker

Traffic Counts

Galley Rd: 17,568

MPSI 2022 Estimates

Highlights

- Located at the hard corner of Space Center Drive & Galley Road
- Site plan has already been approved by the city! Buyer can immediately proceed with the prospective 3,000 SF building
- Lot is zoned OC, which allows for medical/dental/veterinary practices, urgent cares, day care centers and more
- Join surrounding co-tenants such as Scooter's Coffee, Carl's Jr, Waffle House, Navy Federal Credit Union and more!
- Site is directly north of the 125 new homes and 258 new apartment units (Patriot Park apartment community)

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