

For Sale – Freestanding 2nd Gen QSR w/ Drive Thru

**511 GARDEN OF THE GODS RD  
COLORADO SPRINGS, CO 80907**



**THRIVE™**  
COMMERCIAL PARTNERS



**Michael Paul**

Cell: (719) 659-4170  
Michael@thrivecommercialpartners.com



**AnnKelly Cameron**

Cell: (719) 233-2318  
Annkelly@thrivecommercialpartners.com

# 511 GARDEN OF THE GODS RD COLORADO SPRINGS, CO 80907



**THRIVE**<sup>TM</sup>  
COMMERCIAL PARTNERS

This freestanding second-generation (2nd Gen) QSR with a drive-thru gives users a rare opportunity to break into the high-demand Garden of the Gods trade area. Well-positioned with direct proximity to I-25 and Garden of the Gods Road, this site provides complementary access and visibility to the heavy consumer activity that has drawn the attention of major national retailers, including In-N-Out, Chick-fil-A, McDonald's, Raising Cane's, Taco Bell, and more. The property is surrounded by strong demographics, bolstered by its premier location near Colorado Springs' largest university (UCCS – 11,000+ students) and its proximity to the city's preeminent tourist attraction, Garden of the Gods (estimated 4.5 million visitors annually). The property's amenities make it well-suited for a variety of food and retail concepts. This property offers the perfect combination of convenience, exposure, and operational capability.

Don't miss out on the chance to secure a prime piece of real estate in one of Colorado Springs' busiest and most desirable areas!

**Size: 2,967 SF**

**Asking Price: Contact Broker**

**Zoning: MX-L/CR**



# FOR SALE AND LEASE

## 511 GARDEN OF THE GODS BLVD



### CONTACT US

**Michael Paul**

Cell: (719) 659-4170  
 Michael@thrivecommercialpartners.com

**AnnKelly Cameron**

Cell: (719) 233-2318  
 Annkelly@thrivecommercialpartners.com

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.



POPULATION	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
1 mile- 7,510	1 mile- 3,391	1 mile - \$66,692
3 miles- 68,588	3 miles- 30,325	3 miles - \$99,398
5 miles- 197,142	5 miles- 85,881	5 miles - \$92,209

VEHICLES PER DAY	
GARDEN OF THE GODS ROAD	50,000
I-25	136,000