

For Sale and Lease – 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

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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**

**Base Lease Rate: Contact Broker**

**NNN: Contact Broker**

**Zoning: MX-L/CR**



# FOR SALE AND LEASE 511 GARDEN OF THE GODS BLVD



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## CONTACT US

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