

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

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



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



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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



## CONTACT US

**Michael Paul**

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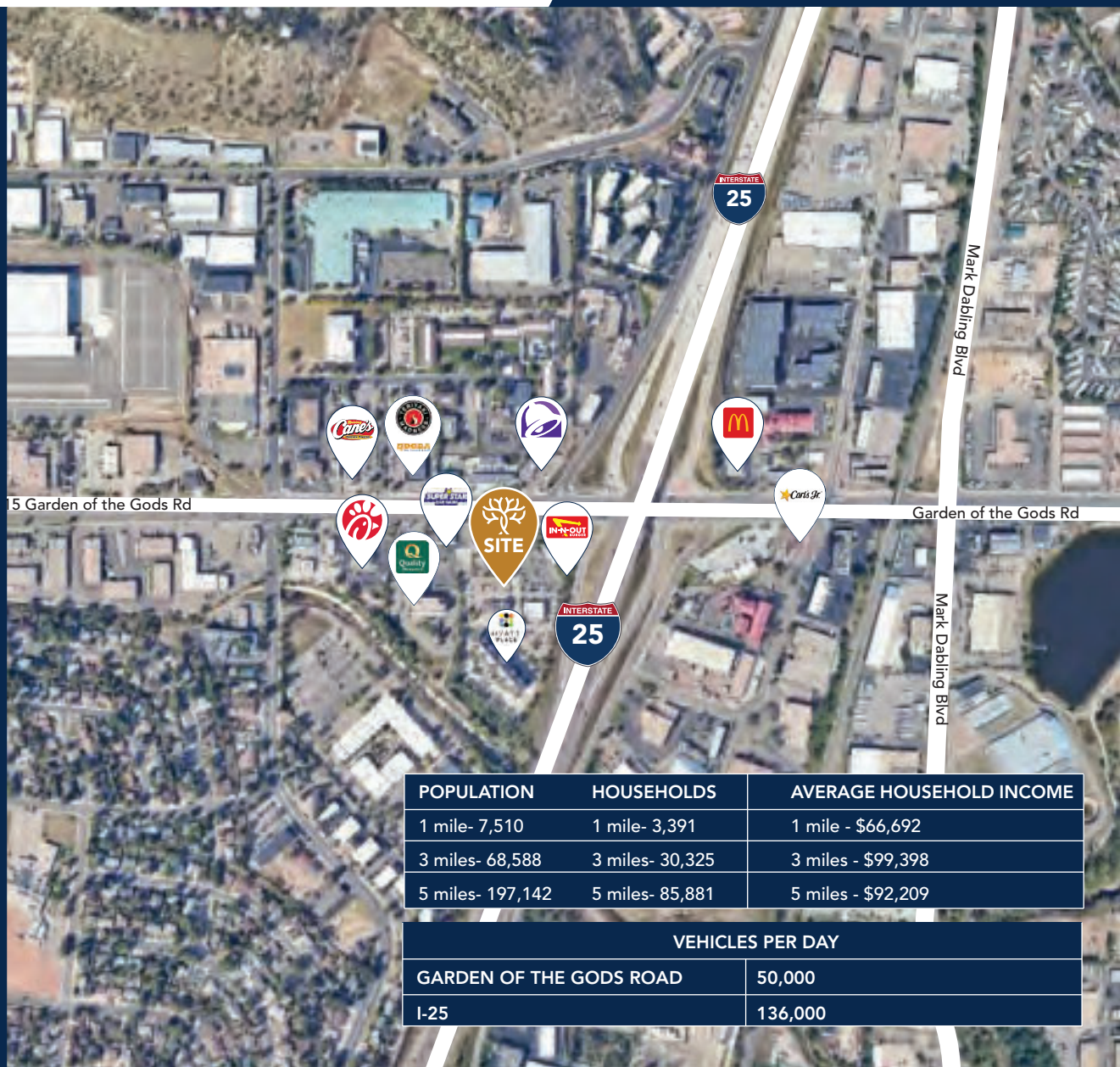
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POPULATION	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
1 mile- 7,510	1 mile- 3,391	1 mile - \$66,692
3 miles- 68,588	3 miles- 30,325	3 miles - \$99,398
5 miles- 197,142	5 miles- 85,881	5 miles - \$92,209

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