

**1249 MEADOWBROOK PARKWAY
COLORADO SPRINGS, CO 80951
PRIME COMMERCIAL CORNER
FOR SALE**

**COMMERCIAL
LAND FOR SALE**



Property Information

***Corner of Highway 24 and Marksheffel**

***Approved Development Plan for 109 Townhomes**

*** Prime Corner for Commercial Uses:**

Retail, Gas, Bank, Restaurant

***2.2 Miles to Peterson Space Force Base**

***2.7 Miles to Powers Blvd**

Total Lot Size: 9.8 Acres

Zoned: RM-30

**SALE PRICE: \$2,850,000.00
(\$6.67 per Sq. Ft.)**



Front Range Commercial
105 E. Moreno Ste# 100
Colorado Springs, CO 80903
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**Northeast Corner of Highway 24
and Marksheffel**



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AREA DEMOGRAPHICS



DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	6,459	48,031	173,785
PROJ. POPULATION IN 2028	6,984	50,562	178,353
AVG. HOUSEHOLD INCOME	\$82,665	\$94,855	\$85,149
DAYTIME POPULATION (EMPLOYEES)	2,317	19,692	51,618

SOURCE: ESRI 2023

TRAFFIC COUNTS

LOCATION	CARS/DAY
Hwy 24 southwest of Meadowbrook Pkwy	36,900
Hwy 24 northwest of Meadowbrook Pkwy	25,000*
Hwy 94 east of Hwy 24	12,800

SOURCE: Kimley Horn, *CDOT 2023

EMPLOYMENT CENTERS

LOCATION	EMPLOYEES
PETERSON AF BASE	15,000
SCHRIEVER AF BASE	8,200
COLORADO SPRINGS AIRPORT	26,000



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