



Mark Useman
Senior Broker

3924 Pony Tracks Drive
Colorado Springs, CO 80922

ASSESSOR NUMBER

53304-19-002

SALE PRICE

LOT 4

\$12.00 PSF

RETAIL PAD SITE FOR SALE

ZONING

MX-M AO

NEIGHBORING TENANTS

MAVERIK, STARBUCKS, SAND CREEK HIGH SCHOOL, PIKES PEAK COMMUNITY COLLEGE

LOTS AVAILABLE

LOT 1 MAVERIK
LOTS 2 & 3 STARBUCKS
LOT 4 1.91 ACRES

TRAFFIC COUNTS

N CAREFREE & PONY TRACKS 14,976 VPD
N CAREFREE & PETERSON 18,333 VPD
PETERSON & PONY TRACKS 12,262 VPD

DEMOGRAPHICS



**Total
Population**



**Total
Households**

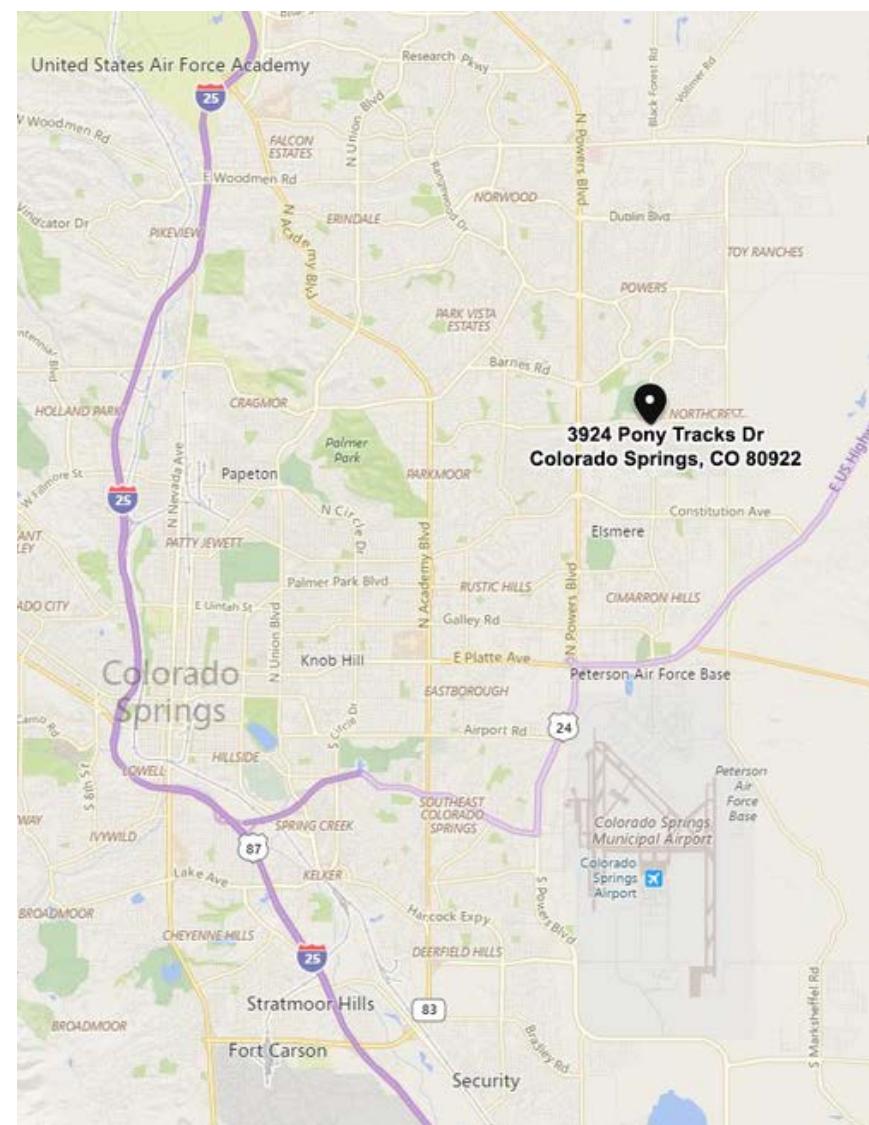


**Avg. Hhld
Income**



**Avg. Home
Value**

1 Mile	15,005	5,548	\$107,451	\$365,461
3 Miles	99,058	37,198	\$100,115	\$356,829
5 Miles	221,720	83,719	\$96,825	\$366,291



Exclusively Marketed By:



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o: 719 231 7400

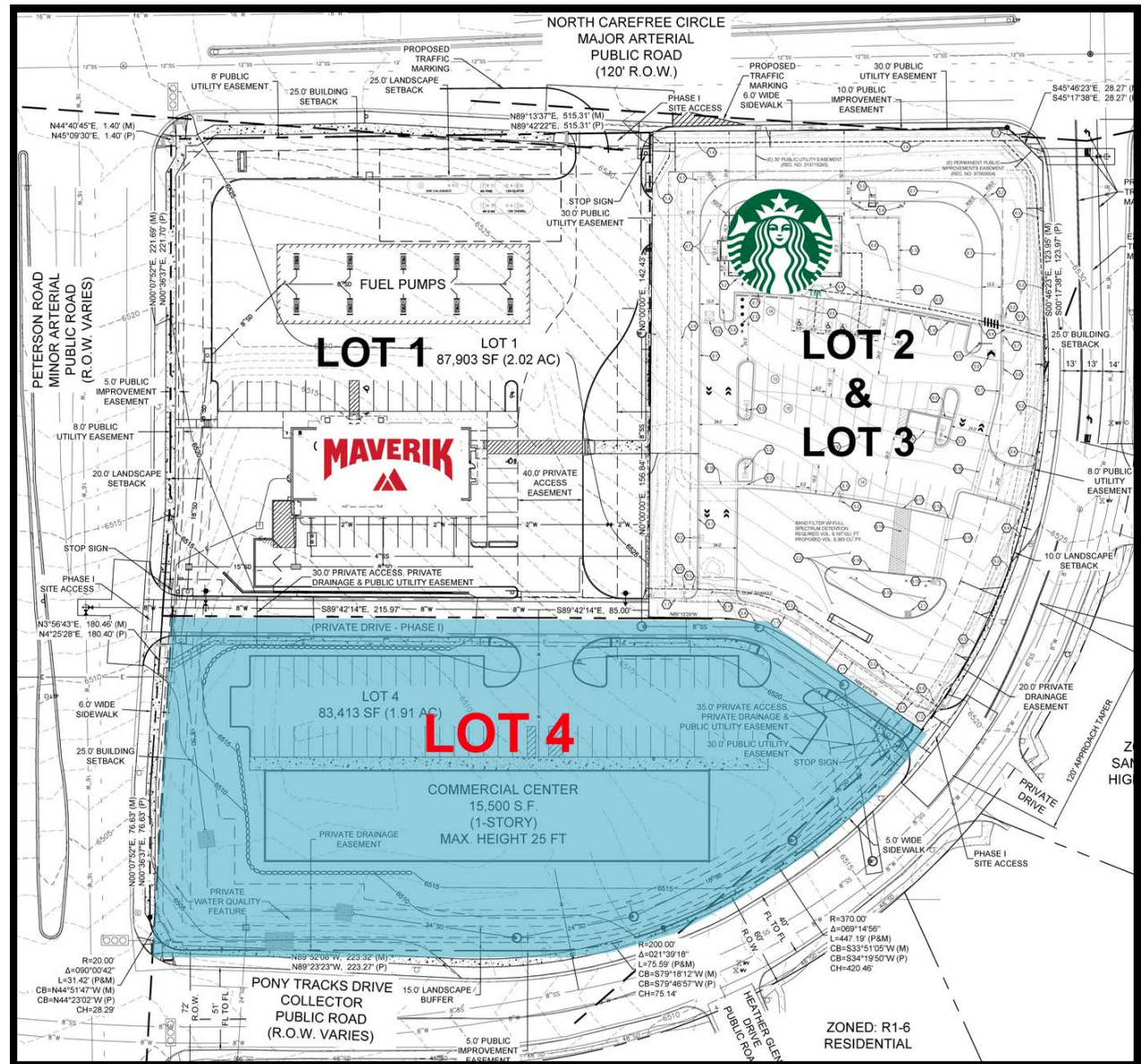
e: useman@highlandcommercial.com

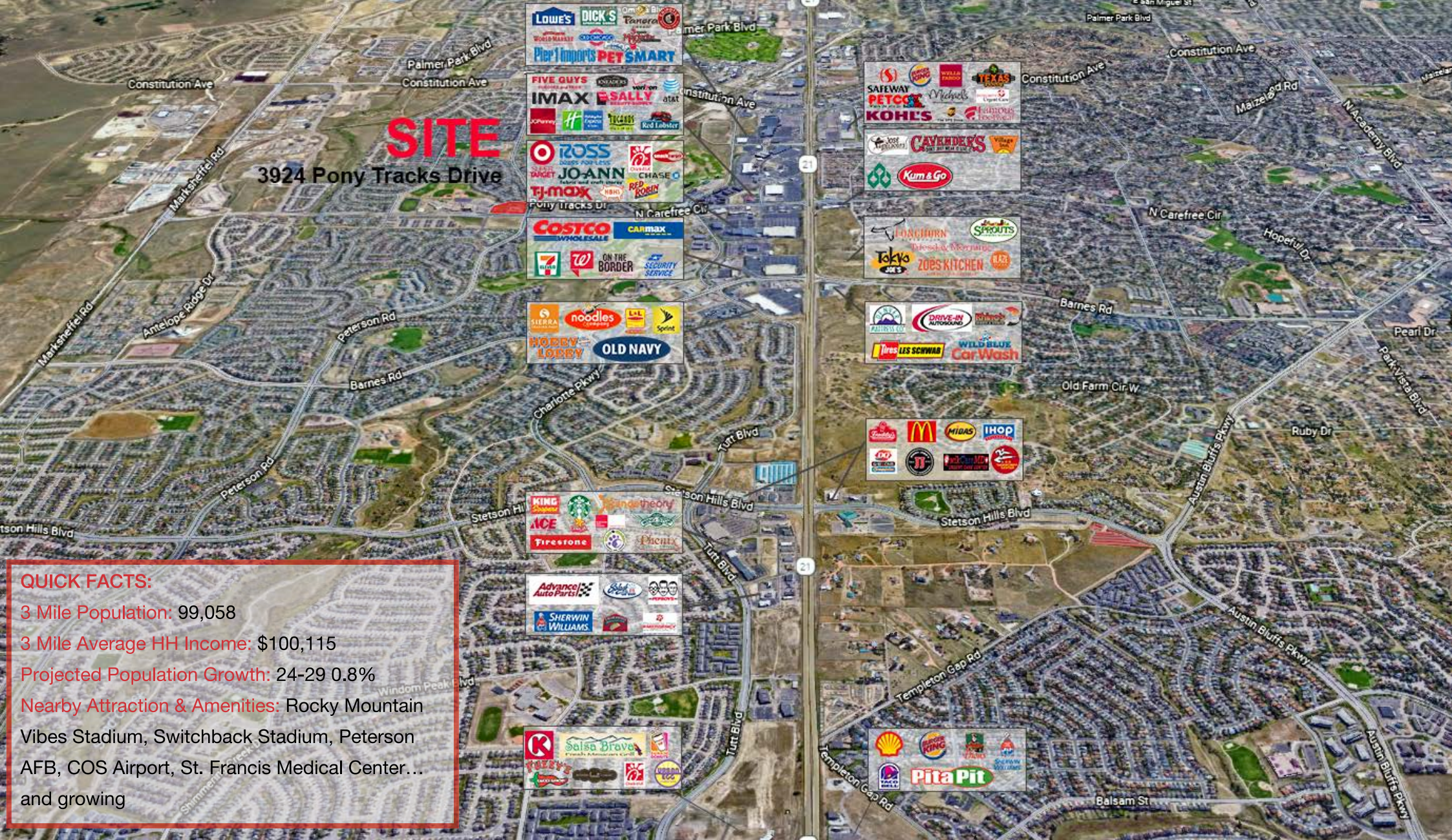
NALHighland

05/13/2025

IDEAL USES

- SALON & SPA
- MEDICAL & DENTAL
- OFFICES
- RESTAURANTS
- FAST FOOD RESTAURANTS
- COFFEE SHOP
- DAY CARE CENTER
- BANK & FINANCIAL CENTER
- CAR WASH
- MULTI-TENANT RETAIL CENTER





QUICK FACTS:

- 3 Mile Population: 99,058
- 3 Mile Average HH Income: \$100,115
- Projected Population Growth: 24-29 0.8%
- Nearby Attraction & Amenities: Rocky Mountain Vibes Stadium, Switchback Stadium, Peterson AFB, COS Airport, St. Francis Medical Center... and growing

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