

For Sale, Ground Lease, Build-To-Suit or Reverse Build-To-Suit



Meadowbrook & Marksheffel

SWC Meadowbrook Pkwy & Marksheffel Rd
Colorado Springs, CO 80908

Property Information

- Located in an affluent and diverse consumer base
- Commuter and daily traffic drivers nearby
- Less than half a mile from the New King Soopers to the North
- Join: Dunkin, Mobile and Super Star Car Wash

Property Highlights

- AVAILABLE: Lot 2-0.85 AC | Lot 3 1.71 AC (Divisible)
- ZONING: CS CAD-O
- CITY/COUNTY: Colorado Springs/El Paso

Offering Summary

LOT 2 Sales Price: CONTACT BROKER
Ground Lease, Built-To-Suit & Reverse Build-To-Suit Rates: CONTACT BROKER

LOT 3 Sales Price: CONTACT BROKER
Ground Lease, Built-To-Suit & Reverse Build-To-Suit Rates: CONTACT BROKER



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Demographics



**Total
Population**



**Total
Households**



**Avg. Hhld
Income**



**Avg. Home
Value**

| | | | | |
|----------------|---------|--------|----------|-----------|
| 1 Mile | 10,145 | 3,690 | \$90,796 | \$236,146 |
| 3 Miles | 46,936 | 17,268 | \$88,935 | \$268,549 |
| 5 Miles | 156,679 | 59,791 | \$80,765 | \$275,738 |



**Total
Businesses**

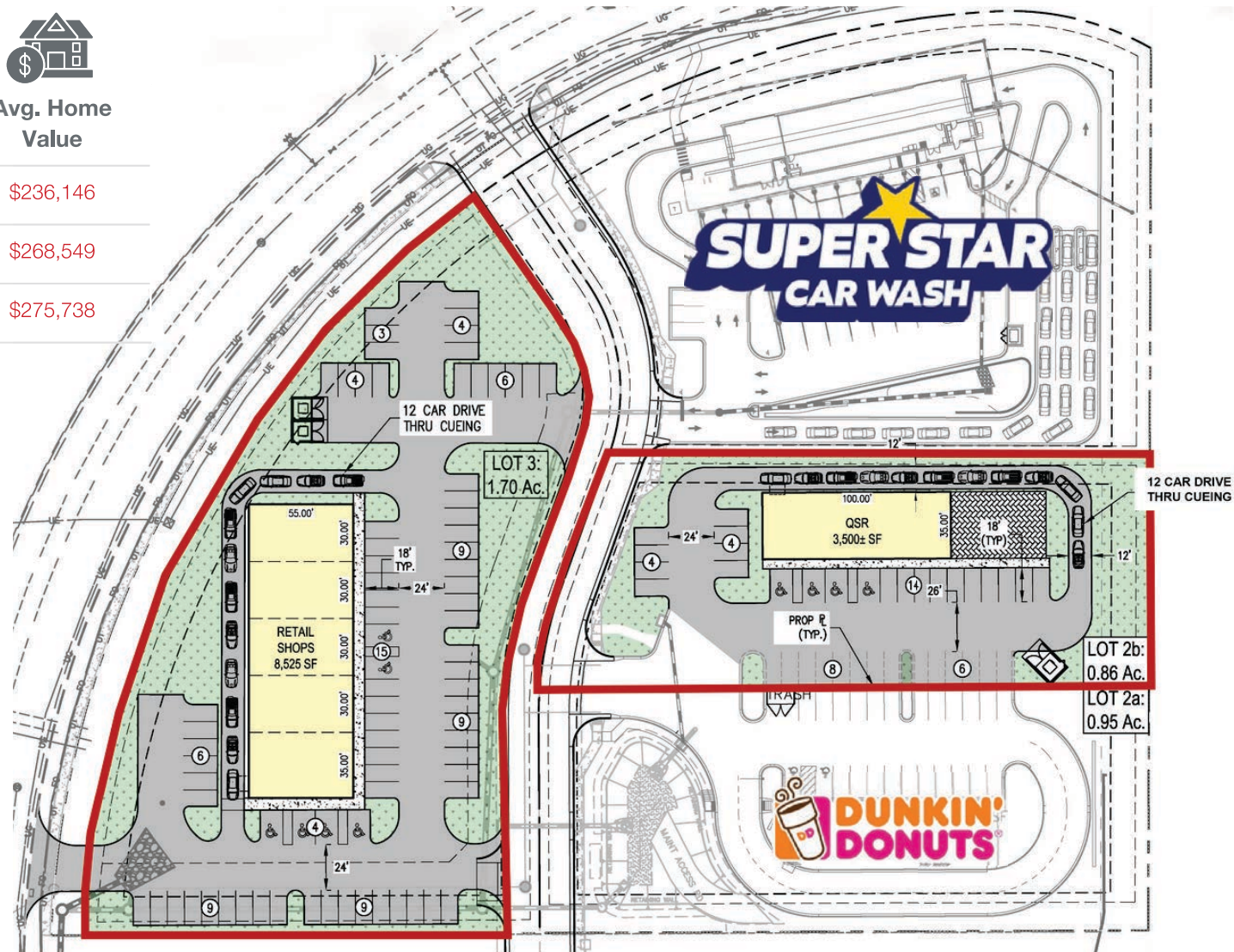


**Total
Employees**

| | | |
|----------------|-------|--------|
| 1 Mile | 125 | 1,118 |
| 3 Miles | 1,692 | 18,001 |
| 5 Miles | 6,019 | 51,096 |

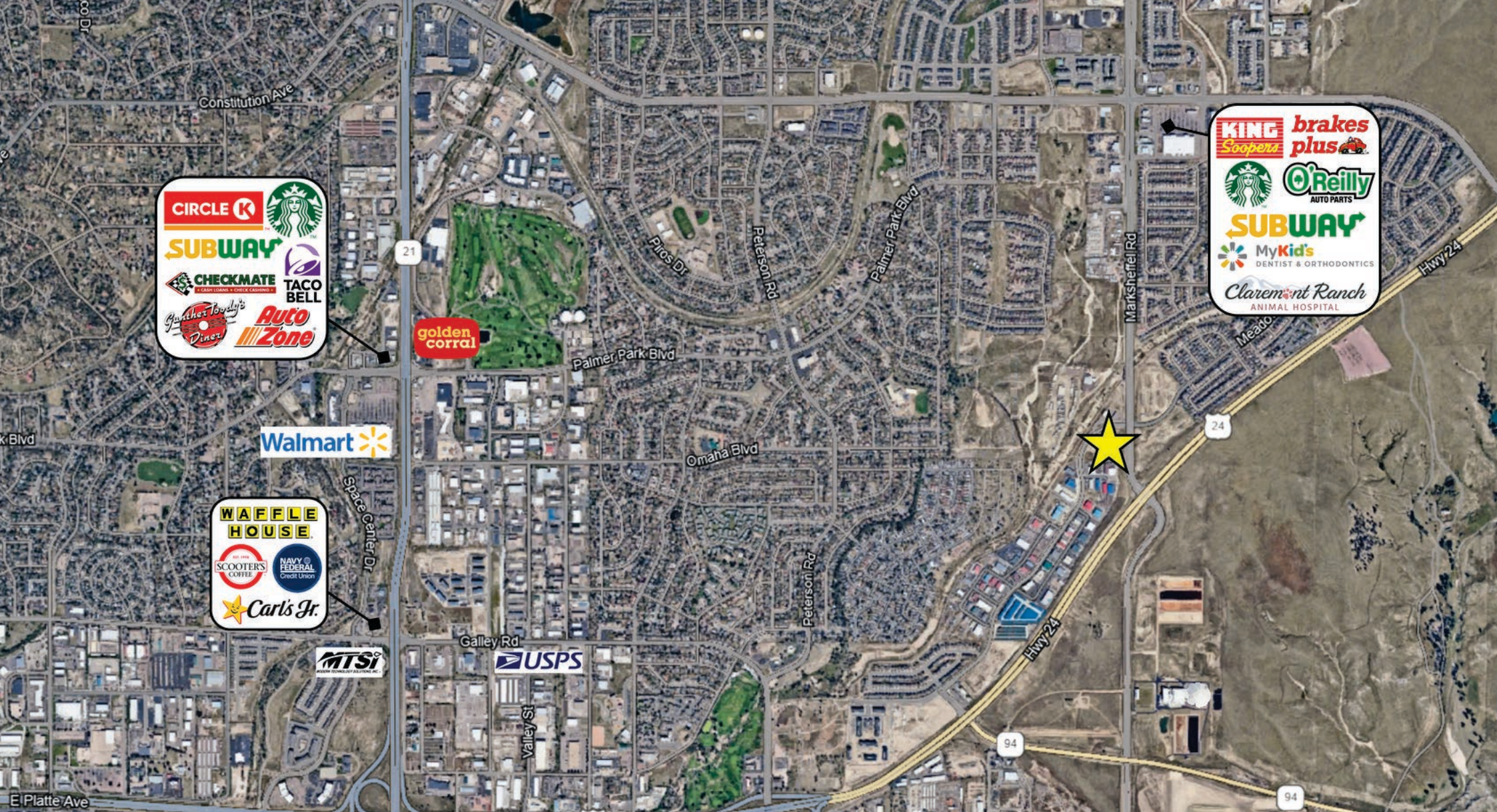
Drive Times

| | |
|---------------------------|-------------------|
| Downtown Colorado Springs | 19 Minutes |
| I-25 | 19 Minutes |
| Colorado Springs Airport | 17 Minutes |



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