

For Lease

3220 Austin Bluffs Pkwy. Colorado Springs, CO 80918



THRIVE™

COMMERCIAL PARTNERS

Investing in the future through people



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Property Details

Outstanding opportunity to secure a **second-generation quick service restaurant (QSR)** in one of Colorado Springs' busiest corridors. Located at **3220 Austin Bluffs Parkway**, this **2,850 SF freestanding building** features a highly desirable **drive-thru**, offering excellent visibility, convenience, and strong customer capture potential.

- o **Drive-Thru Equipped**
- o **Second-Generation Restaurant Build-Out** – Includes 12' Hood, Walk-In Cooler, Walk-In Freezer.
- o **Prime Visibility** along high-traffic Austin Bluffs Parkway
- o Direct proximity to the over **11,000 students at University of Colorado – Colorado Springs**
- o **Ample On-Site Parking** for customers and staff
- o Surrounded by strong residential, schools, and retail density



RENT PRICE:

Contact Broker for
Lease Rate and NNNs



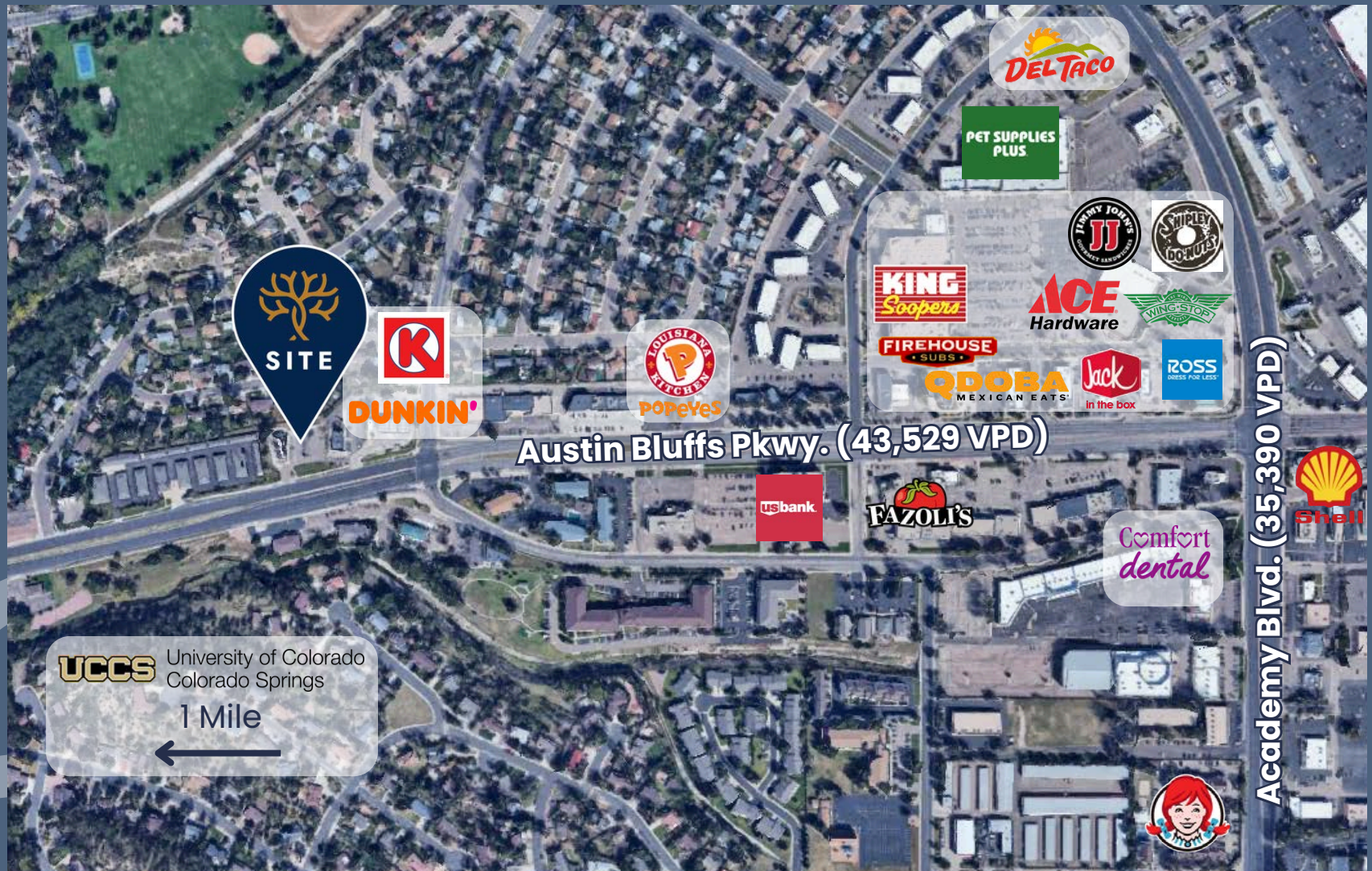
SPACE AVAILABLE:

2,850 SF



ZONING:

MX-N



Area Demographics:

2 MILES

Total Households	21,888
Total Population	52,017
Average HH Income	\$87,176

5 MILES

Total Households	123,204
Total Population	305,261
Average HH Income	\$90,762

10 MILES

Total Households	217,079
Total Population	572,089
Average HH Income	\$98,418

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/ Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.



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