

Cimarron Station

Retail Land For Sale

211 S Eighth St

S 8th St & Hwy 24 • Colorado Springs, CO



Market Profile 2021

Population

1-Mile	8,698
3-Mile	78,295
5-Mile	195,113

Households

1-Mile	3,875
3-Mile	37,806
5-Mile	87,390

Avg Hhld Income

1-Mile	\$69,709
3-Mile	\$76,083
5-Mile	\$74,337

Businesses

1-Mile	1,581
3-Mile	5,161
5-Mile	10,607

Employees

1-Mile	19,382
3-Mile	65,707
5-Mile	128,009

Demographics & Vehicles Per Day/Traffic Counts Courtesy of ESRI BAO.

- 211 S Eighth Street | Colorado Springs, Colorado
- Close proximity to downtown/central business district (CBD)
- 1 acre (43,560 SF) retail land zoned MX-L
- High traffic counts over 106,100+ vehicles per day
- Excellent accessibility & incredible visibility from Hwy 24
- Prime retail location in rapidly expanding Hwy 24 corridor
- Additional 30' pole sign possible with I-25 visibility
- Sales price \$850,000.00

Join:



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 K 01/12/2024

Jordin Egan

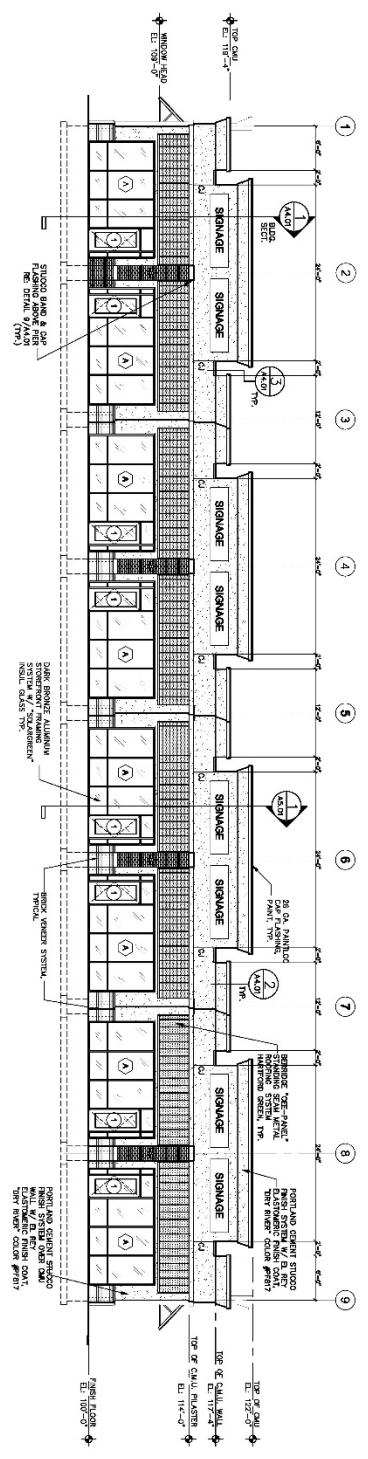
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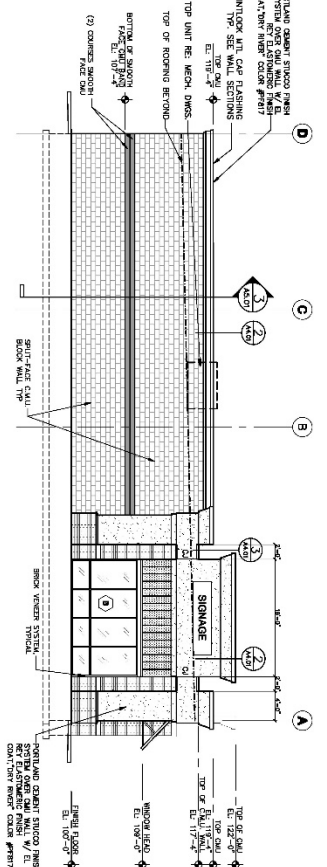
John Egan

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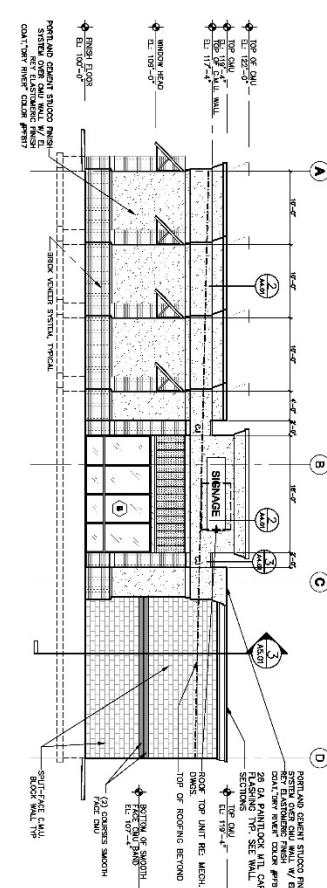
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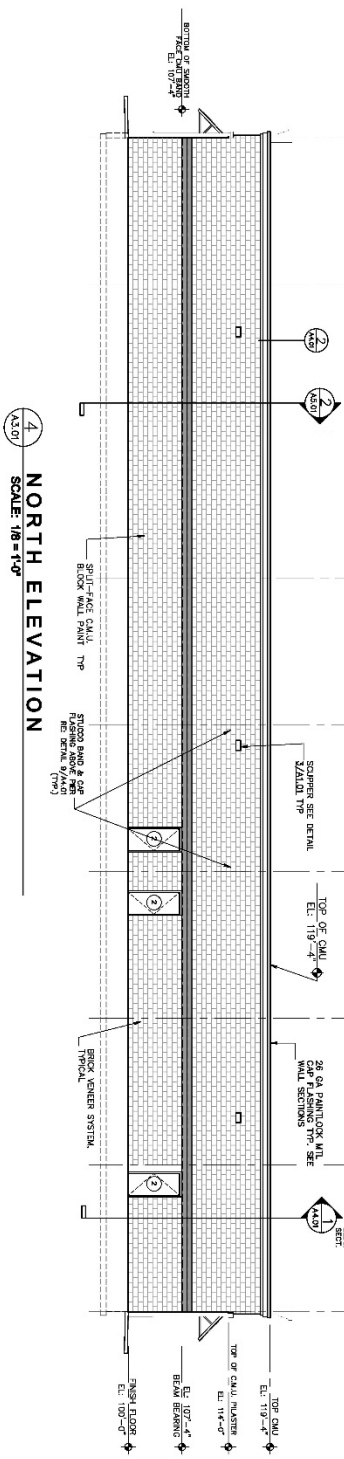
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

<p>8TH STREET RETAIL CENTER - PHASE 2</p> <p>CONCEPT PLAN 22 SOUTH 8TH STREET COLORADO SPRINGS, COLORADO</p>	<p>John P. nelson associates</p> <p>1026 E. Pike Park, Colorado Springs, Colorado 80905 john@jorarch.com Phone: 719-532-3364 Fax: (719) 532-1791</p>
<p>PROJECT NO.: DRAWN BY: DOBW REVISIONS:</p>	<p>DATE: 06-10-2014 SHEET NO.: A3.01</p>
<p>Progress Review Set Not for Construction</p>	

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