

LAND FOR LEASE

Austin Bluffs Land

AUSTIN BLUFFS PKWY., COLORADO SPRINGS, CO 80918



PROPERTY SUMMARY

AVAILABLE SPACE: 1.67 Acre (72,745 SF)

Parcel consists of Parcels: 6323408016, 6323408017, 6323408018, 6323408019, 6323408020, 6323408022, 6323408023, 6323408024.

LEASE RATE: Contact Broker for Pricing

LAND SIZE: 72,770 SF

ZONING: C2

- 1.67 Acre Ground Lease
- High Traffic Counts; Over 30,000 VPD
- Next to New Maverik Gas Station

DEMOGRAPHICS, RESIDENTIAL | RADIUS, MILES

	1 MILE	3 MILES	5 MILES
2024 Est. Population	17,828	134,142	298,999
2024 Est. HHs	7,327	52,262	117,962
2024 Est. Avg. HH Income	\$76,826	\$90,343	\$90,193

DEMOGRAPHICS, RESIDENTIAL | RADIUS, MILES

	1 MILE	3 MILES	5 MILES
2028 Est. Population	18,098	136,464	306,006
2028 Est. HHs	7,446	53,197	120,748

TRAFFIC COUNTS (ADT 2023)

Date St at Austin Bluffs Pkwy (SW)	39,232 VPD
Austin Bluffs Pkwy (N/S)	43,000 VPD



OLIVE

REAL ESTATE GROUP, INC.

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Aerial Map



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