



Grand Cordera Parkway and N. Powers Blvd.

# 9376 Grand Cordera Parkway Colorado Springs

Land For Sale

Asking Price: \$1,986,336

2.40 AC Site; 0.41 AC Building Pad

Colorado Springs, Colorado



# Site Overview

Nestled between Grand Cordera Parkway and North Powers Boulevard, this site is surrounded by sprawling residential neighborhoods, medical facilities, and retail. The site has excellent frontage exposure on the highly-trafficked Grand Cordera Parkway and is only minutes away from retail giants such as Target, Walgreens, and Lowe's. The site is 2.4 acres in total size with a 0.41-acre building pad, utilities stubbed and ready, making it ideal for an office, medical office, or retail store.



**2.40 Acres**  
**0.41 Buildable**

Office | Retail | Medical

Planned Business Center

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Colorado Springs, Colorado

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## WITHIN 2 MILES

- Target
- Walmart
- Lifetime Fitness
- Lowe's Improvement
- Walgreens
- Home Depot
- Hobby Lobby
- Chick-Fil-A
- Dutch Bros
- Ace Hardware
- King Soopers
- Wingstop
- Fast Fit Foods
- Starbucks
- Petco
- St. Francis Hospital
- Children's Hospital
- Costco

# Olympic City USA

ATTRACTIONS, SCENERY, AND ENTERTAINMENT

## AMERICA THE BEAUTIFUL

Colorado Springs is known for its varied topography and indescribable beauty. This site is located just 15 miles north of the Garden of the Gods, which boasts four million visitors every year. The City has over 900 acres of neighborhood parks and trails and offers outdoor activities for everyone – from horseback riding to rock climbing and whitewater rafting. Additionally, the City is home to over 56 national and international sports organizations.

## SCHOOLS, SHOPS, AND SUNSHINE

The site is surrounded by a rich mix of residential neighborhoods, retail, medical facilities, and top-notch public schools. The site area is home to a blend of national chains and local businesses, making it attractive for a variety of end users, ranging from retailers to entrepreneurs to the U.S. Government. Colorado Springs is also a nationally-ranked hub for cybersecurity, aerospace, and military technology employment. The City's short commute times, highly-rated schools, breathtaking landscapes, vibrant dining scenes, and friendly people keep Colorado Springs ranked as one of the best places to live in the country.





# Site Aerials





# Demographics

## Area Profile



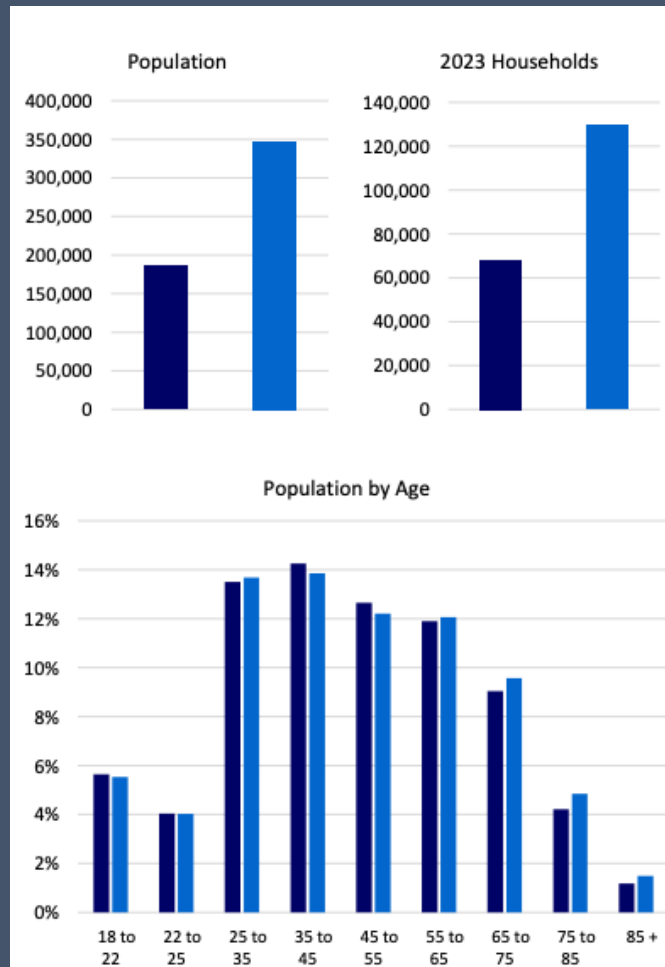
Population (5 Mile)  
**186,113**



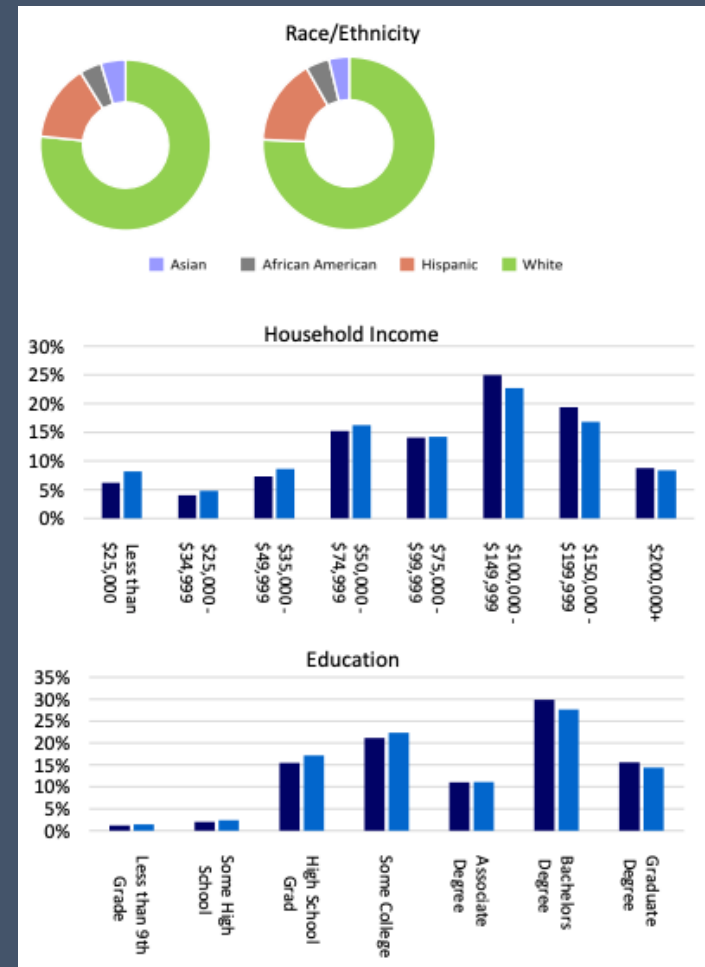
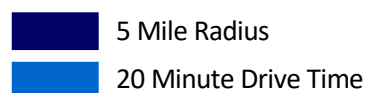
Average Household Income (5 Mile)  
**\$123,714**



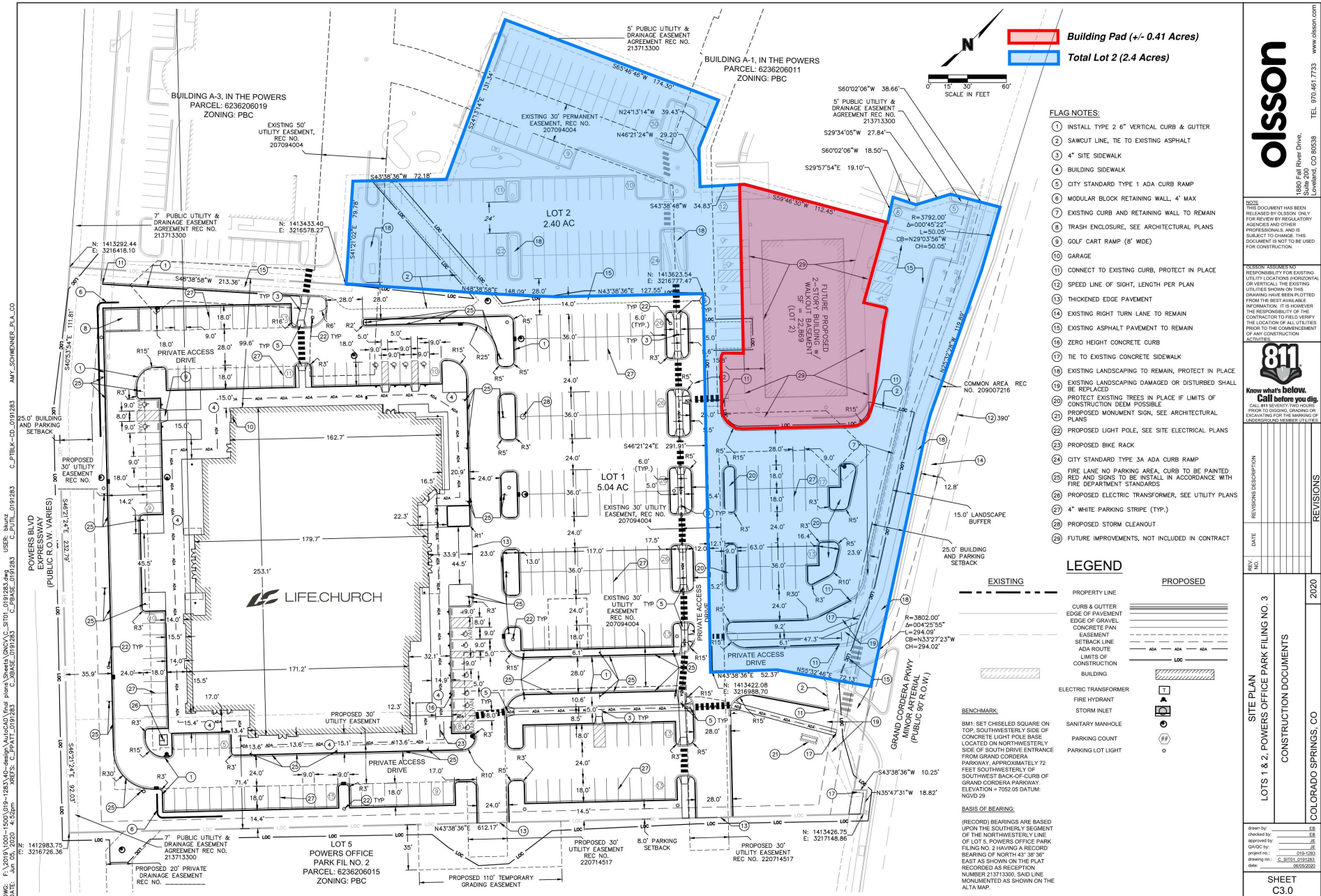
Average Age (5 Mile)  
**38.2**



### Legend



# Site Survey







Grand Cordera Parkway

N Powers Blvd

Grand Cordera Parkway and N. Powers Blvd.

# Looking for more info?

To request additional information on this property, or to submit an offer, [click here](#).