

SWC Powers & Milton Proby Land

3545 Spectrum Air Wy | Colorado Springs, CO 80911



FULLY APPROVED SITE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS FOR TUNNEL CAR WASH



FOR SALE

AVAILABLE

1.29 AC

PRICE

\$1,404,810 (\$25/SF)

CITY/COUNTY

Colorado Springs/El Paso

ZONING

CO Springs PBC

ABOUT THE PROPERTY

- Land is being sold with plans (SDP and CDs) for a 150' tunnel car wash facility with 31 vacuums.
- Access off signalized hard corner of Milton Proby and Spectrum Air, RI/RO to site, with visibility to signalized hard corner of Powers and Milton Proby – the main entrance to Colorado Springs Airport.
- 66,732 VPD combined traffic count at intersection
- Adjacent to Maverik and 49 acres of multifamily being developed adjacent to the south.

CONTACT

Patrick McGlinchey | 210.303.3149 | patrick.mcglinchey@srsre.com

Justin Gregory | 303.803.7170 | justin.gregory@srsre.com

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,712	60,006	167,187
Daytime Population	3,791	50,940	164,685
Avg. Household Income	\$91,410	\$86,066	\$83,671
Estimated Households	1,865	20,758	59,457

Year: 2024 | Source: Esri

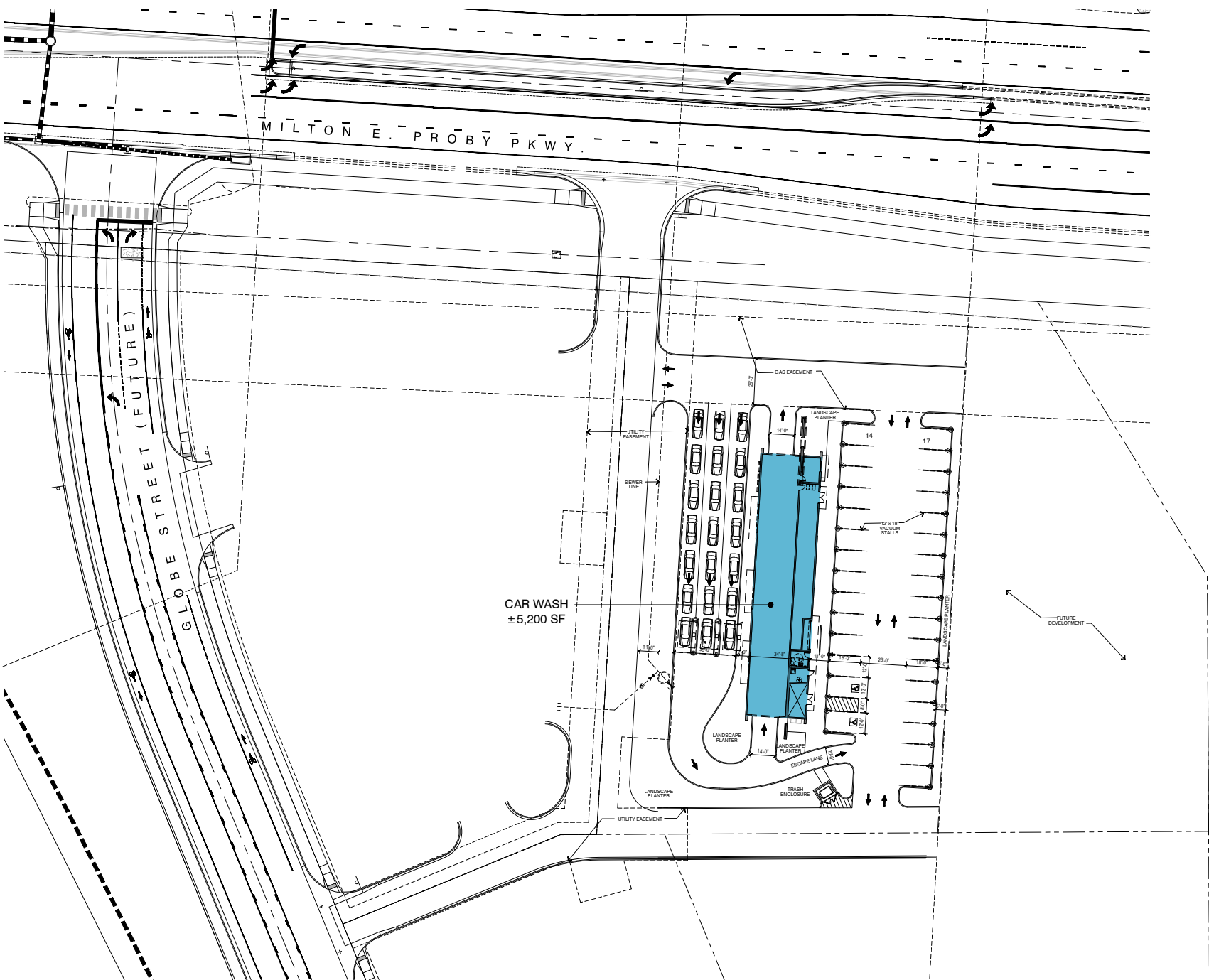
TRAFFIC COUNTS

Milton E Proby Pkwy	28,819 VPD
S Powers Blvd	37,913 VPD

Year: 2025 | Source: PlacerAI

SWC Powers & Milton Proby Land

3545 Spectrum Air Wy | Colorado Springs, CO 80911



SWC Powers & Milton Proby Land

3545 Spectrum Air Wy | Colorado Springs, CO 80911



Colorado Springs Airport

28,819 VPD

SITE

Available
1.29 Acres

21

S Powers Blvd

37,913 VPD

49 Acre Multifamily
Development





SWC Powers & Milton Proby Land

3545 Spectrum Air Wy | Colorado Springs, CO 80911



DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	5,712	60,006	167,187
2027 Projected Population	5,650	60,984	172,334
Projected Annual Growth 2022 to 2027	-0.22%	0.32%	0.61%

Daytime Population

2022 Daytime Population	3,791	50,940	164,685
Workers	902	19,741	83,880
Residents	2,889	31,199	80,805

Income

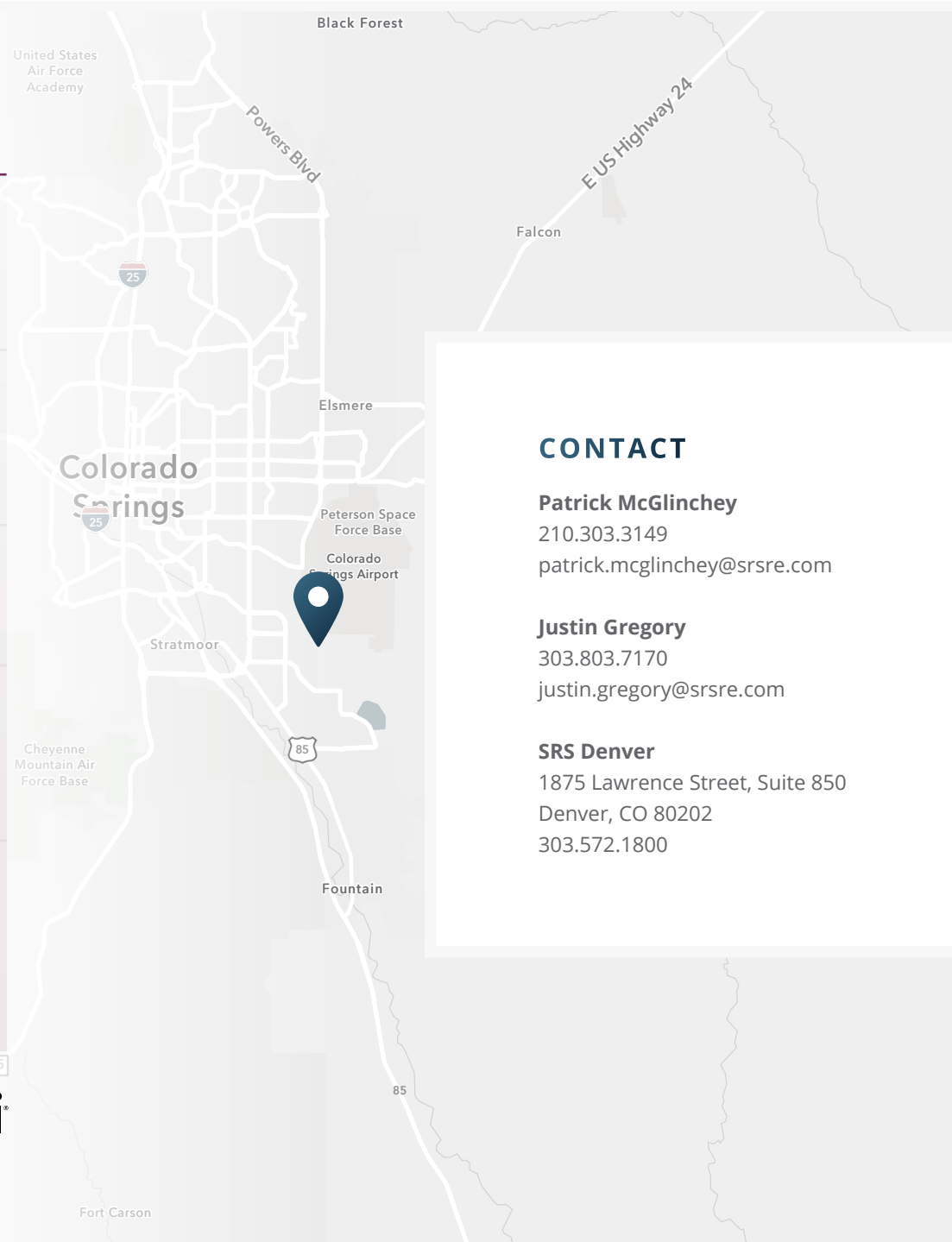
2022 Est. Average Household Income	\$91,410	\$86,066	\$83,671
2022 Est. Median Household Income	\$84,556	\$72,608	\$67,065

Households & Growth

2022 Estimated Households	1,865	20,758	59,457
2027 Projected Households	1,863	21,315	62,043
Projected Annual Growth 2022 to 2027	-0.02%	0.53%	0.86%

Race & Ethnicity

2022 Est. White	49%	51%	55%
2022 Est. Black or African American	14%	12%	11%
2022 Est. Asian or Pacific Islander	7%	4%	4%
2022 Est. American Indian or Native Alaskan	2%	2%	2%
2022 Est. Hispanic Origin (Any Race)	30%	34%	31%



CONTACT

Patrick McGlinchey

210.303.3149

patrick.mcglinchey@srsre.com

Justin Gregory

303.803.7170

justin.gregory@srsre.com

SRS Denver

1875 Lawrence Street, Suite 850

Denver, CO 80202

303.572.1800

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE

