

DRIVE-THRU BAYS | AUSTIN BLUFFS PKWY | 39,000+ VEHICLES PER DAY

High Visibility Auto Repair Facility For Lease

4351 AUSTIN BLUFFS PKWY · COLORADO SPRINGS, CO 80918



4351 Austin Bluffs Parkway offers a 2,489 SF freestanding auto service facility featuring eight overhead doors, including six drive-through bays, excellent Austin Bluffs Parkway frontage, abundant surface parking, and flexible MX-L zoning.

- High visibility frontage along Austin Bluffs Parkway
- Right-in, right-out access from Austin Bluffs Pkwy
- Exceptional storefront visibility with prominent Austin Bluffs Parkway signage
- Eight (8) overhead doors, including six (6) drive-through bays
- MX-L zoning permits a range of commercial, retail, and office uses
- 39K+ Vehicles Per Day on Austin Bluffs Parkway
- Perfect for automotive repair, tire service, contractor operations, fleet maintenance, detailing, or equipment sales
- Proposed uses subject to landlord approval and non-compete with adjacent tenant
- Additional office, showroom, garage, and fenced yard space available on the same property providing flexible lease options to fit your business needs. Ask broker for current availabilities.

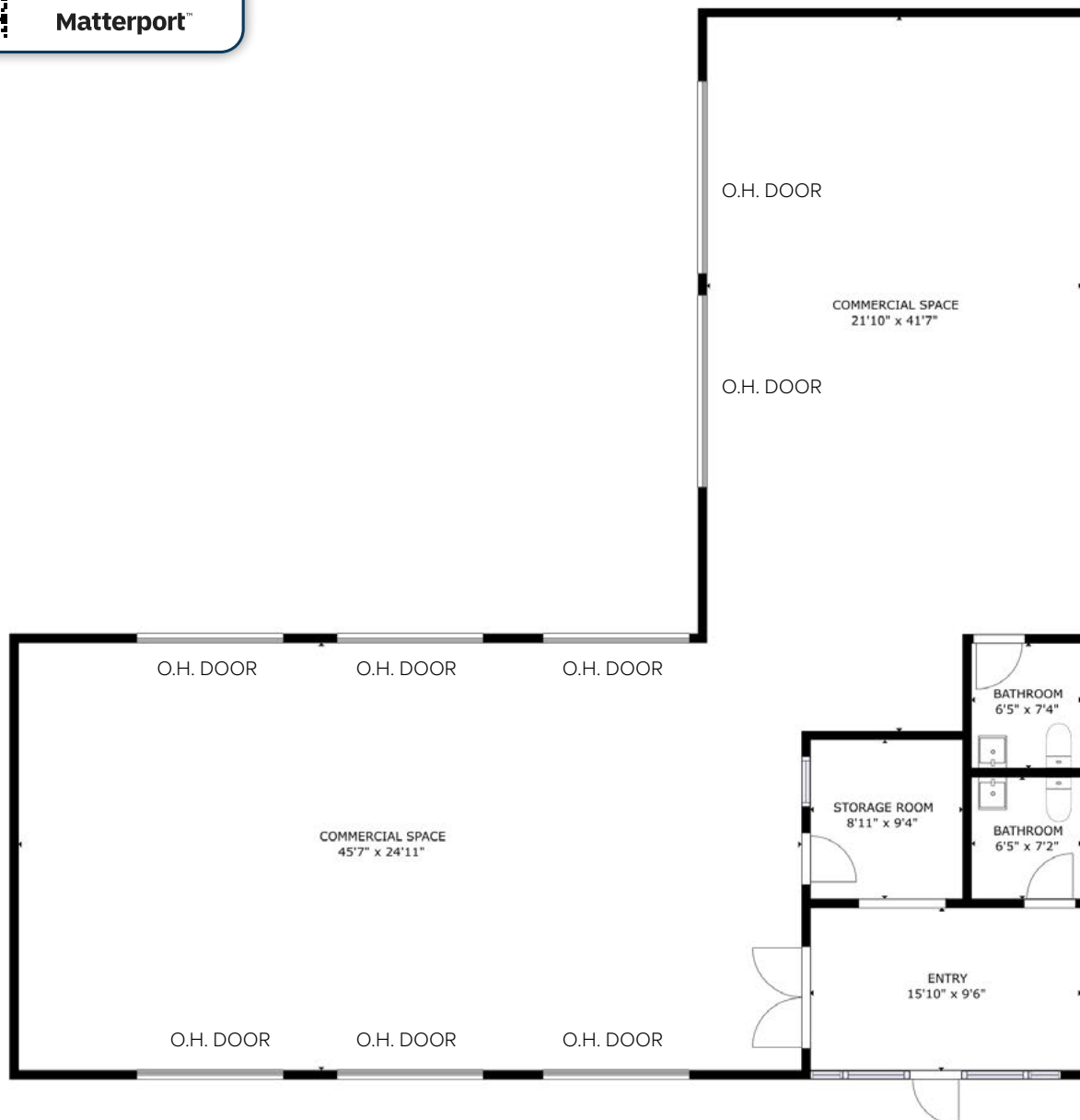
PROPERTY DETAILS

BUILDING SIZE:	2,489 SF
LEASE RATE:	\$28.00 PSF + NNN
NNN EXPENSES:	\$6.73 PSF (\$1,395.84 / Mo.)
LOT SIZE:	0.35 Acres
ZONING:	MX-L UV P
YEAR BUILT:	1988
PARKING:	13 Surface Spaces, 5.22/1,000 SF
OVERHEAD DOORS:	8 Total (6 Drive-Through) 10' - 12' H x 10' - 12' W

4351 Austin Bluffs Parkway Floor Plan



CLICK / SCAN FOR
VIRTUAL TOUR
Matterport™



Auto Repair Building For Lease

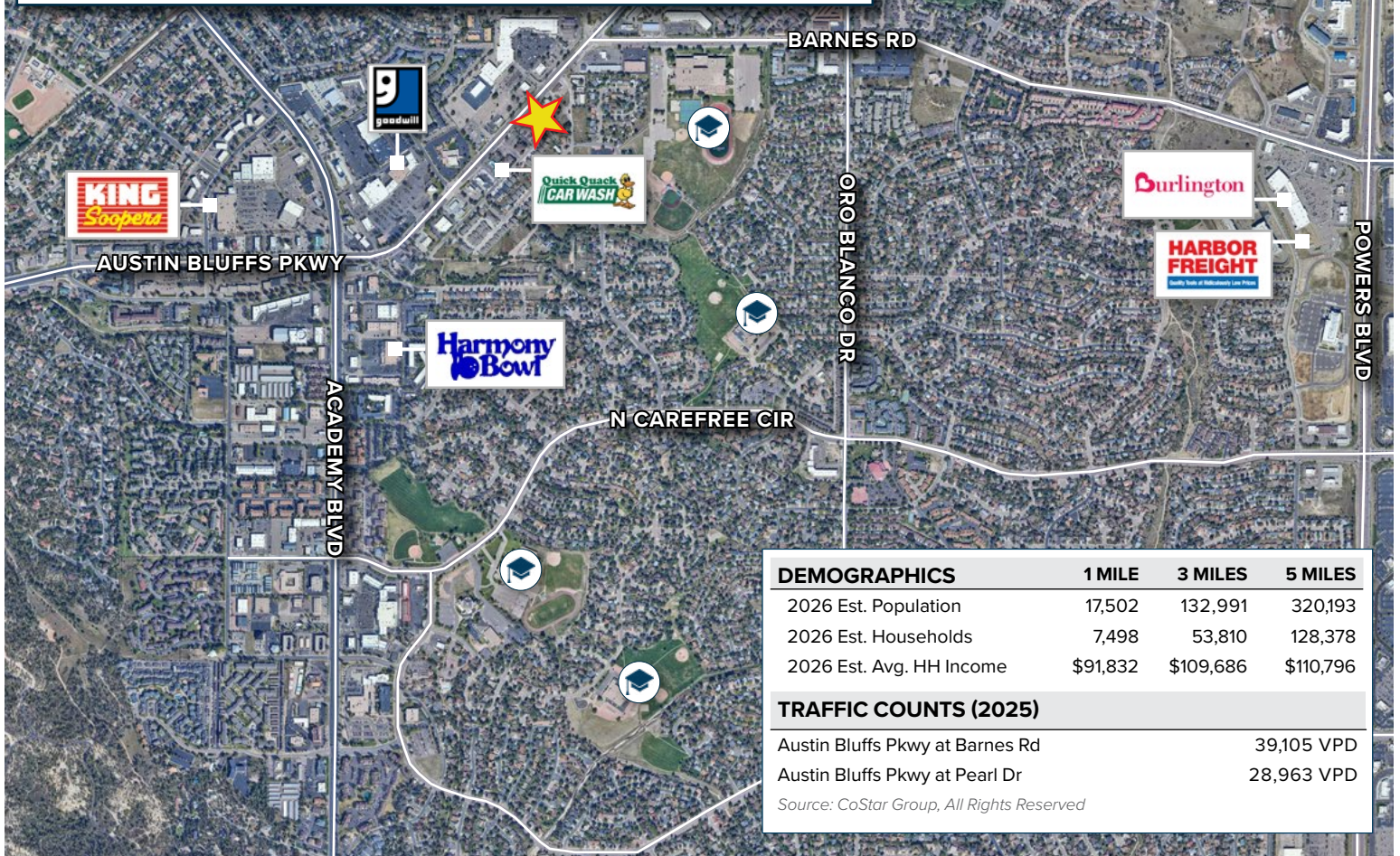
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PROPERTY AVAILABILITIES

■ Fenced Yard
 ■ Office/Showroom & Garage/Shop
 ■ Auto Repair Facility



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2026 Est. Population	17,502	132,991	320,193
2026 Est. Households	7,498	53,810	128,378
2026 Est. Avg. HH Income	\$91,832	\$109,686	\$110,796
TRAFFIC COUNTS (2025)			
Austin Bluffs Pkwy at Barnes Rd			39,105 VPD
Austin Bluffs Pkwy at Pearl Dr			28,963 VPD
Source: CoStar Group, All Rights Reserved			