

OWNER-USER CONDO FOR LEASE / SALE

2520 AIRPORT RD.

COLORADO SPRINGS, CO



SHOPPING CENTER CONDO FOR SALE

\$ 4,622,700

\$150.00 PSF

SHOPPING CENTER CONDO FOR LEASE

\$ 30,818 / mo

\$ 12.00 PSF (NNN)

TOTAL AVAILABLE SF	30,818 SF
2025 EST NNNs:	\$ 4.00 PSF
ZONING:	MX-M CU
YEAR BUILT / RENOVATED:	1967 / 2007
PARKING:	9.05 Ratio, Surface Lot

- Excellent visibility from intersection of Airport & Circle
- Value-Add potential in development of neighboring Pad Site or full shopping center

* Need to work with in-place leases to free the space

PROPERTY SUMMARY

DRIVE TIME - MINUTES:

	5 MIN	10 MIN	15 MIN
2024 Est. Population	20,394	105,827	254,856
2024 Est. HHs	8,665	44,989	106,283
2024 Est. Avg. HH Income	\$68,561	\$73,348	\$86,494

RADIUS - MILES:

	1 MILE	3 MILES	5 MILES
2024 Est. Population	14,523	126,136	266,850
2024 Est. HHs	6,227	52,845	111,776
2024 Est. Avg. HH Income	\$68,572	\$76,715	\$88,317

DAILY TRAFFIC VOLUME (CIRCLE) : 29,000 VEHICLES

DAILY TRAFFIC VOLUME (AIRPORT) : 15,407 VEHICLES

Source: Esri, Esri-Data Axle, U.S. Census, Traffic Data: 2018-2021 Kalibrate Technologies



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SHOPPING CENTER OVERVIEW

PRINTERS PARK MARKET CENTER

LOCATION:

The Printers Park Market Center Site is situated at the northwest corner of Airport Road and Circle Drive. It is bounded on the south by Airport Road and a portion of the property is bounded on the east by Circle Drive. Approximately 1/8 mile to the west is Printers Parkway and approximately 3/4 of a mile to the north is Platte Avenue.

PROPERTY DESCRIPTION:

Site contains a total of 104,000 sq. ft. commercial building on 8.95 Acres. The building has been renovated with a new southwestern facade with covered canopy. A new roof and paved parking lot with lighting standards has been installed. New entryways, retaining walls, fencing, and landscaping have been installed over the last several years. Major improvements to the Circle Drive and Airport Road corner have been completed which include sidewalks. A fire line has been completed around the building and new sanitary sewer has been installed. The site also contains area for one additional 1.241 acre lot with frontage on Airport Road for restaurant or commercial space.

PRINTERS PARK VICINITY:

The Printers Park Area was originally a one square mile area owned by the Union Printers Home. It was subdivided in the 70's by Bill Smart and now is home to numerous hospitals, medical facilities, the Pikes Peak Regional Building Department, Colorado Springs Fire Department headquarters and training facility and a charter school.

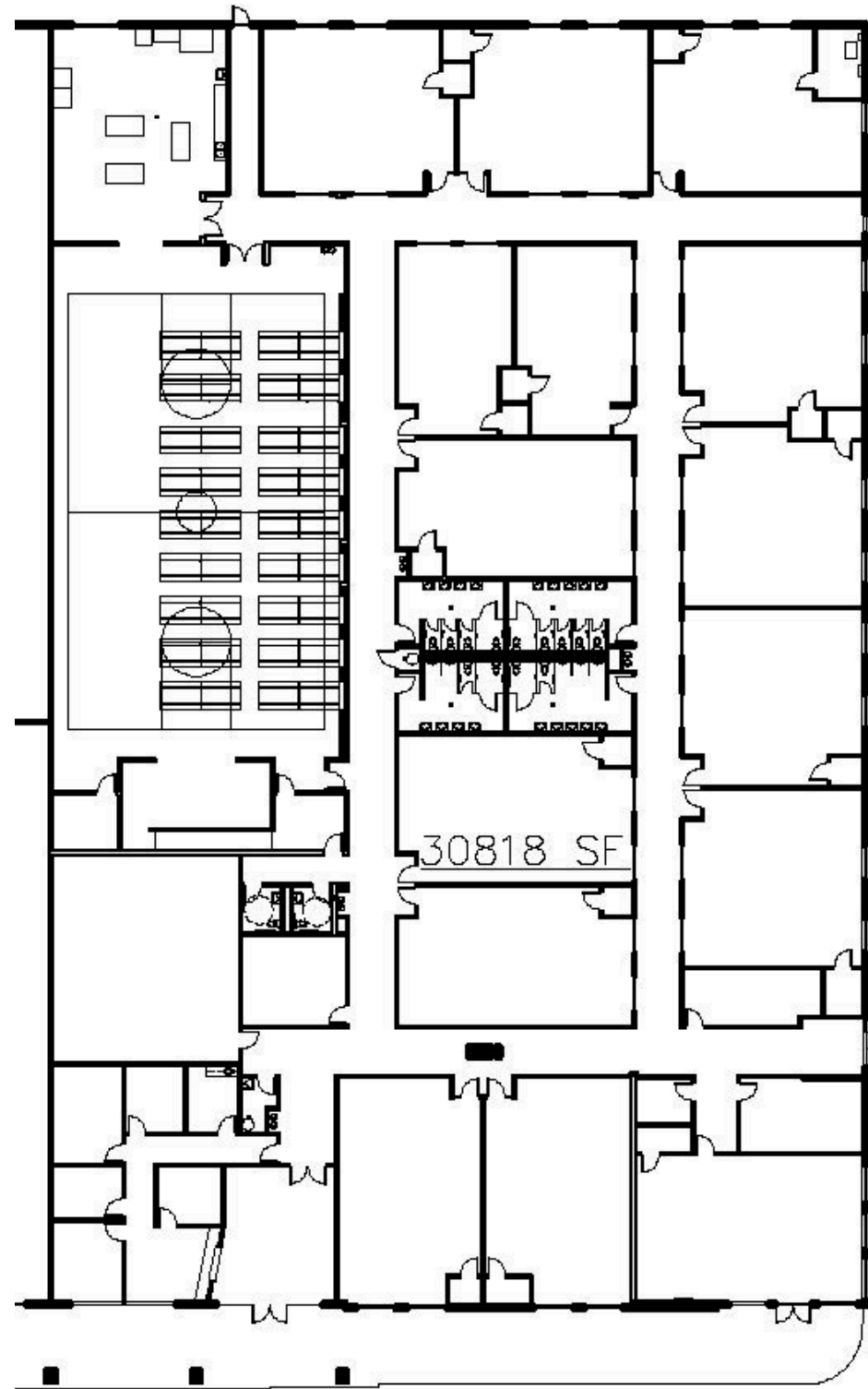
UPGRADES TO THE CENTER:

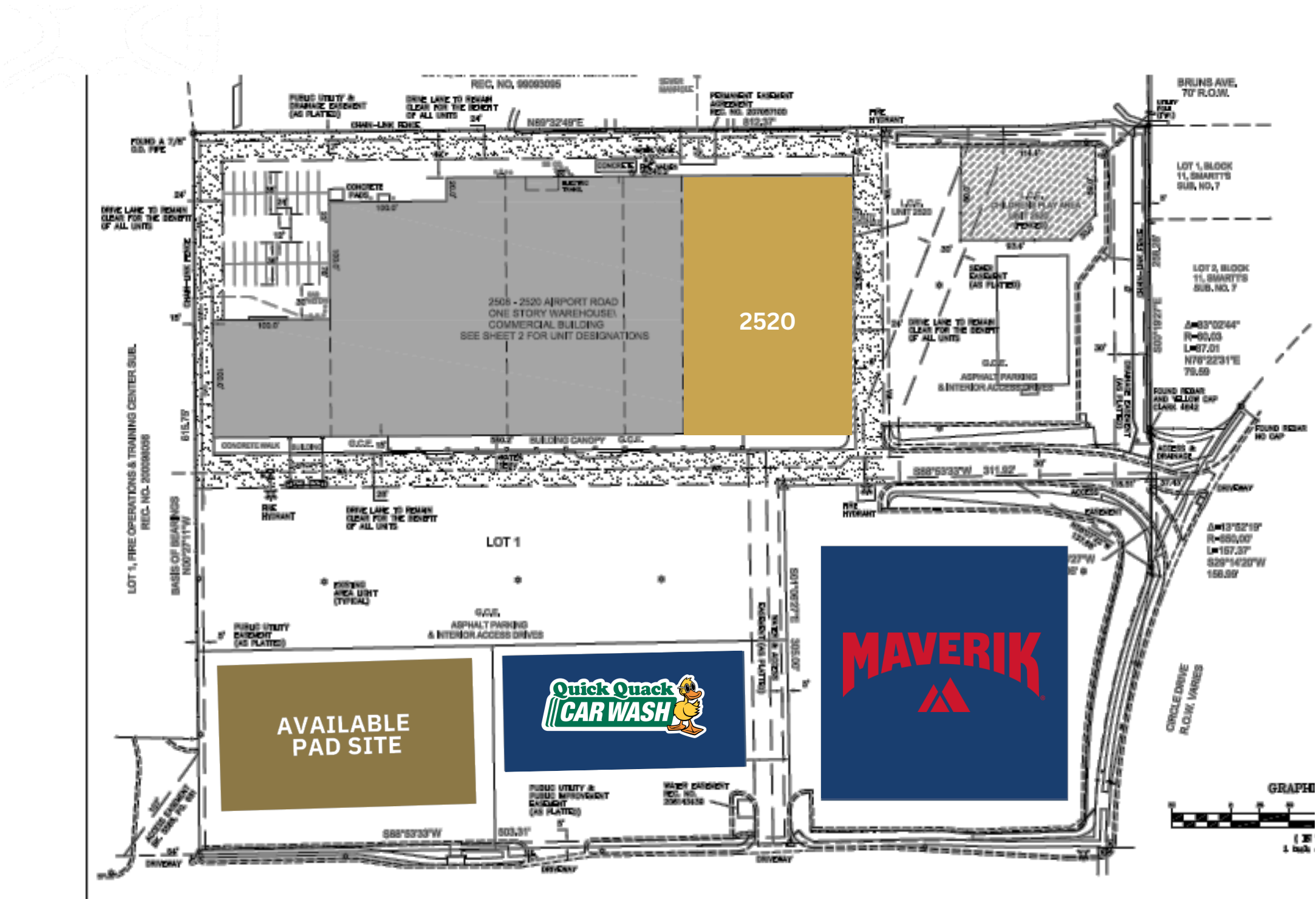
New Roof, Updated HVAC & Electrical

Zoning Description

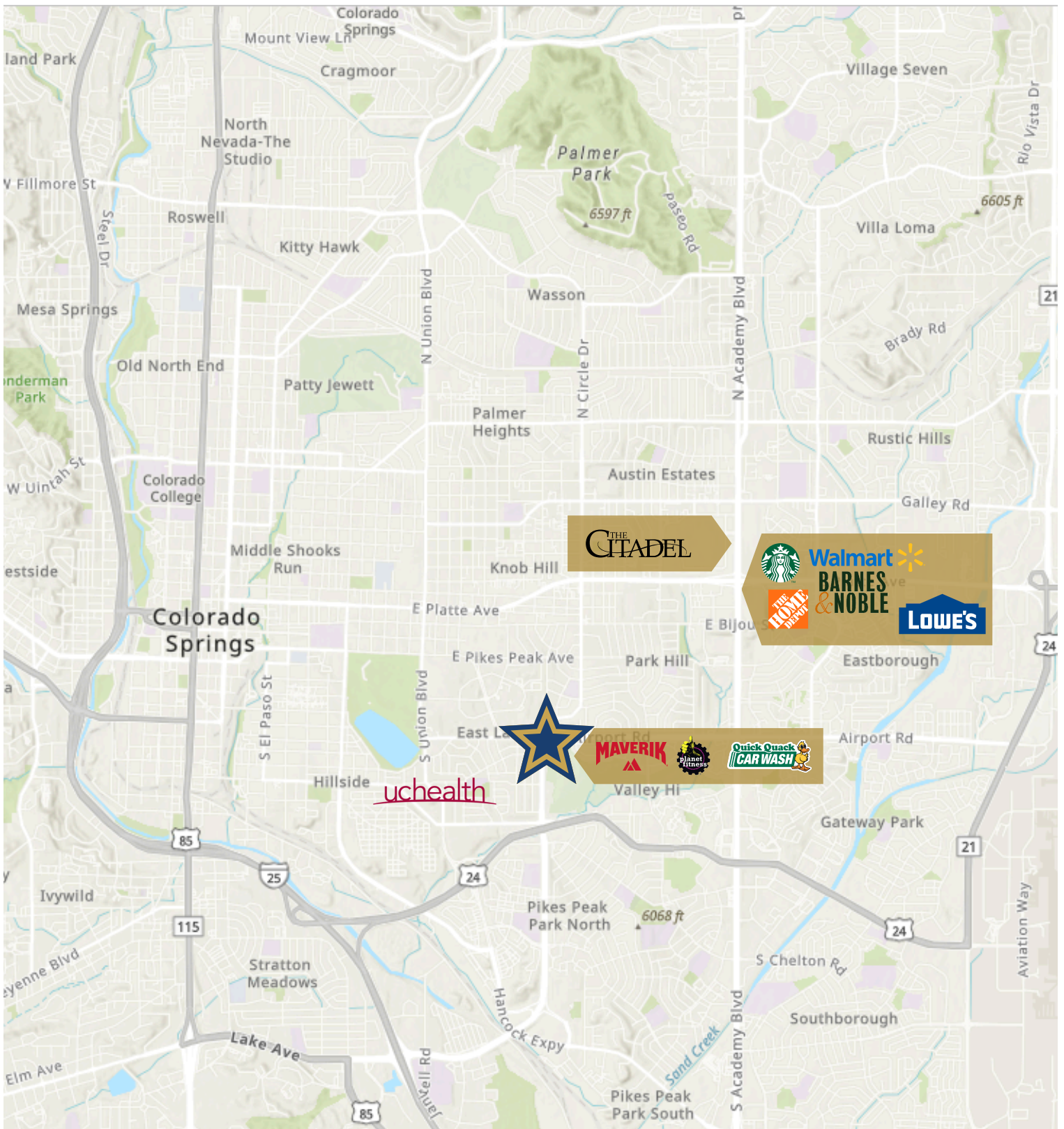
MX-M zone districts are intended to accommodate the development of new activity centers in emerging growth areas, as well as to promote the adaptive reuse or redevelopment of single-use commercial centers that are vacant or underused, or of other obsolete buildings or properties. Activities and uses within MX-M zone districts may be horizontally or vertically mixed based on their density and intensity but should be organized in a compact pattern that promotes pedestrian activity, provides a variety of outdoor gathering spaces, supports multimodal access and circulation, and minimizes impacts on established residential neighborhoods. Permitted uses can be found [here](#).

The Airport Overlay is used to comply with Federal Aviation Administration rules and regulations; to protect public health, safety, and welfare; and to provide for the free and unobstructed passage of all aircraft through all airspace above communities served by airports.





SURROUNDING AREA



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