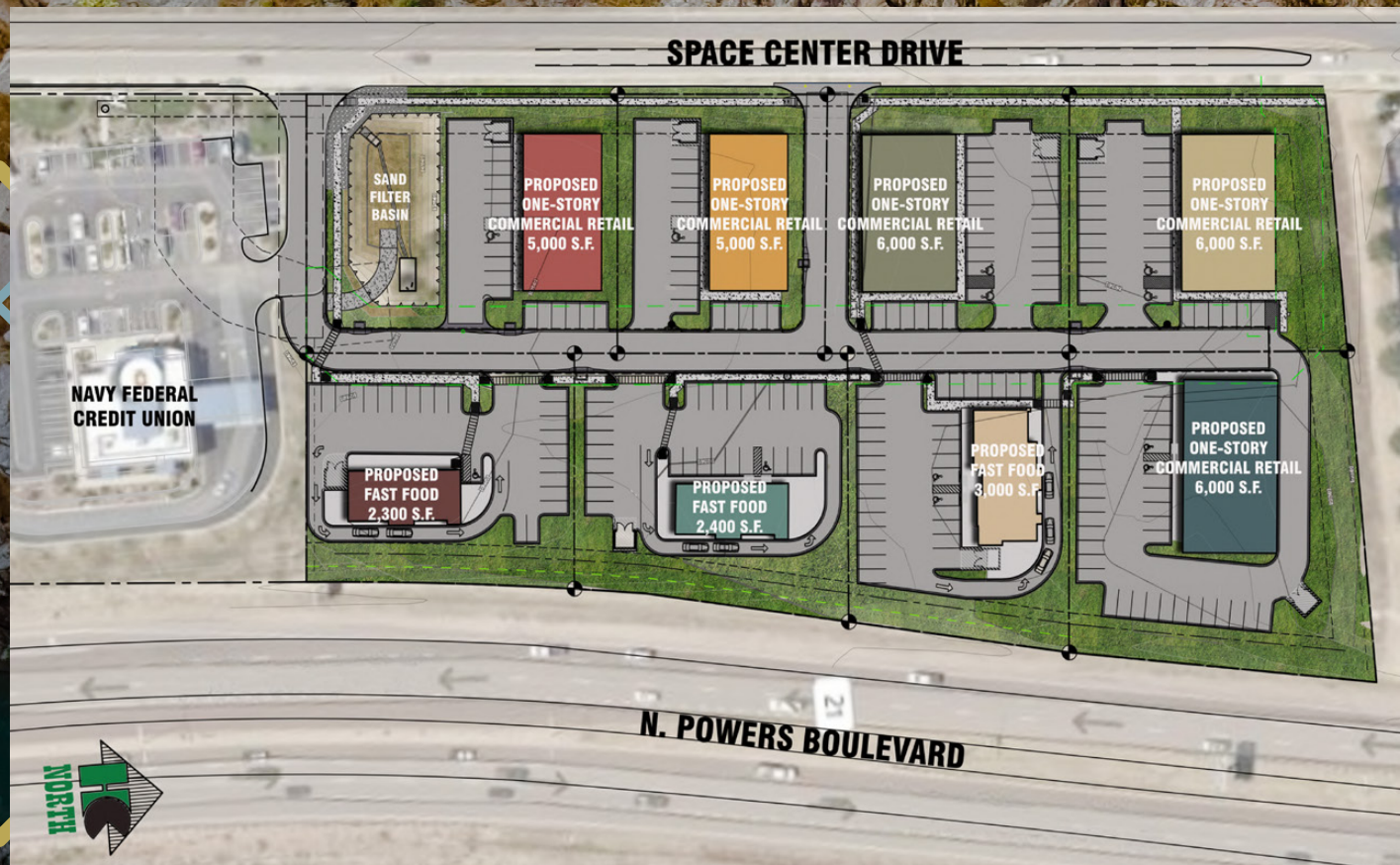


# Site Plan



Not to scale. For marketing purposes only.

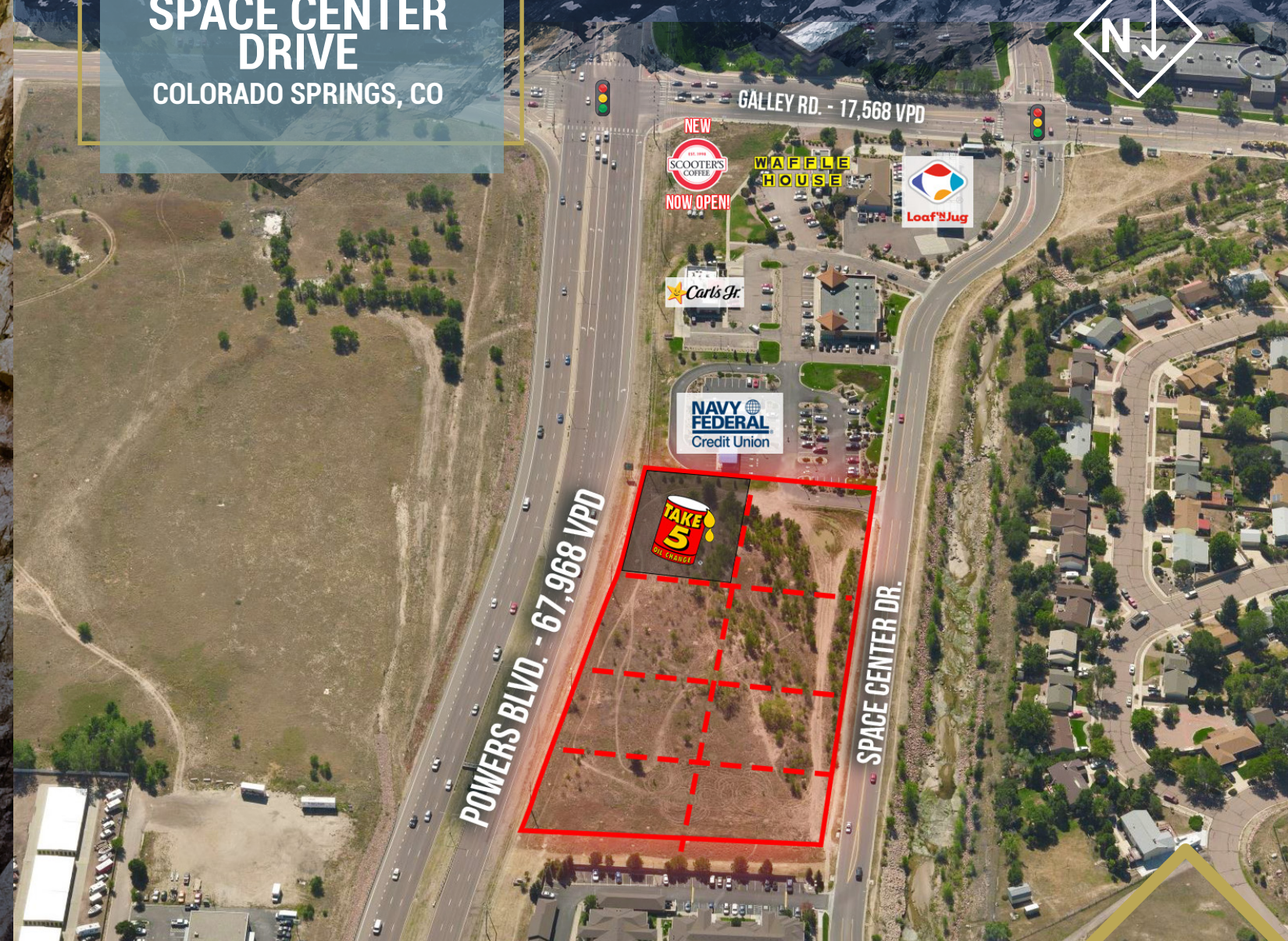
## Demographics

	1 Mile	3 Miles	5 Miles
Population	6,575	100,939	245,271
Average Household Income	\$65,763	\$71,062	\$72,953
Daytime Population	6,469	37,965	81,139

Source: CoStar

DISCLAIMER: All of the information contain in this Marketing Brochure has been gathered from reliable sources. Kinsey & Company Commercial Real Estate, LLC makes no guarantee, warranty or representation regarding the accuracy of this information. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.

# SPACE CENTER DRIVE COLORADO SPRINGS, CO



## RETAIL LAND AVAILABLE

FOR SALE, GROUND LEASE OR BUILD-TO-SUIT



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# SPACE CENTER DRIVE

COLORADO SPRINGS, CO

## Availability Information

Land Size Available: 4.65 Acres  
Total Lots: Seven (7)  
Pricing: Contact Broker

## Traffic Counts

Powers Boulevard: 67,968  
Galley Road: 17,568

MPSI 2022 Estimates

## Highlights

- Located along Powers Boulevard, which has exposure to almost 68K vehicles per day!
- Seven (7) different lots remaining for sale. Lots are as small as 0.502 acres.
- Lot is zoned PBC, which allows for: medical/dental/veterinary practices, car washes, automotive services, drive-thru restaurants, pharmacies and more
- Join surrounding co-tenants such as Take 5 Oil, Scooter's Coffee, Carl's Jr, Waffle House, Navy Federal Credit Union and more!
- Site is directly north of the 125 new homes and 258 new apartment units (Patriot Park apartment community)

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