

For Sale, Ground Lease, Build-To-Suit or Reverse Build-To-Suit



Woodmen & Marksheffel

NWC E. Woodmen Rd & Marksheffel Rd
Colorado Springs, CO 80908

Property Information

- Frontage along E Woodmen Rd & Marksheffel Rd
- Easy access and visibility from both arterial roads
- PUD zoning allows for a multitude of uses, such as; Drive-Thru, Auto, Medical & Retail
- Join: Dunkin, Taco Bell, McDonalds and 7-Eleven

Property Highlights

- AVAILABLE: Site A: 0.65 AC | Site B: 0.60 AC
- ZONING: PUD
- CITY/COUNTY: Colorado Springs/El Paso

Offering Summary

Land	Sales Price: SITE A \$1,100,000.00
	Sales Price: SITE B \$950,000.00
	Ground Lease: \$80,000
Multi-Tenant	Lease Rate: \$42.00 PSF



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Demographics



Total
Population



Total
Households



Avg. Hhld
Income



Avg. Home
Value

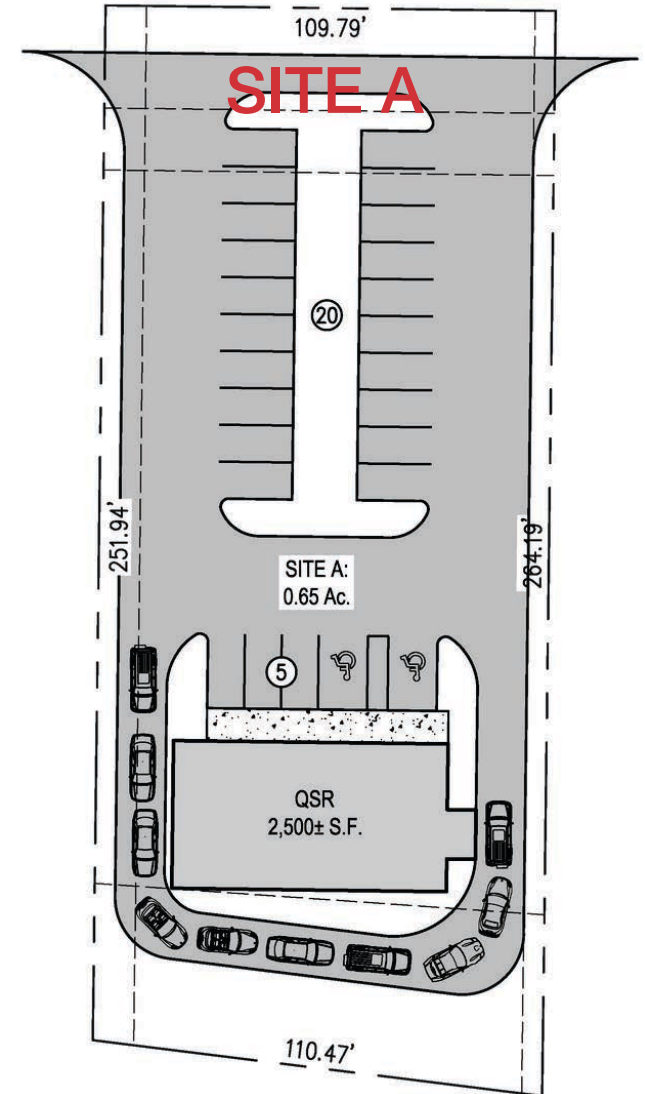


Total
Businesses



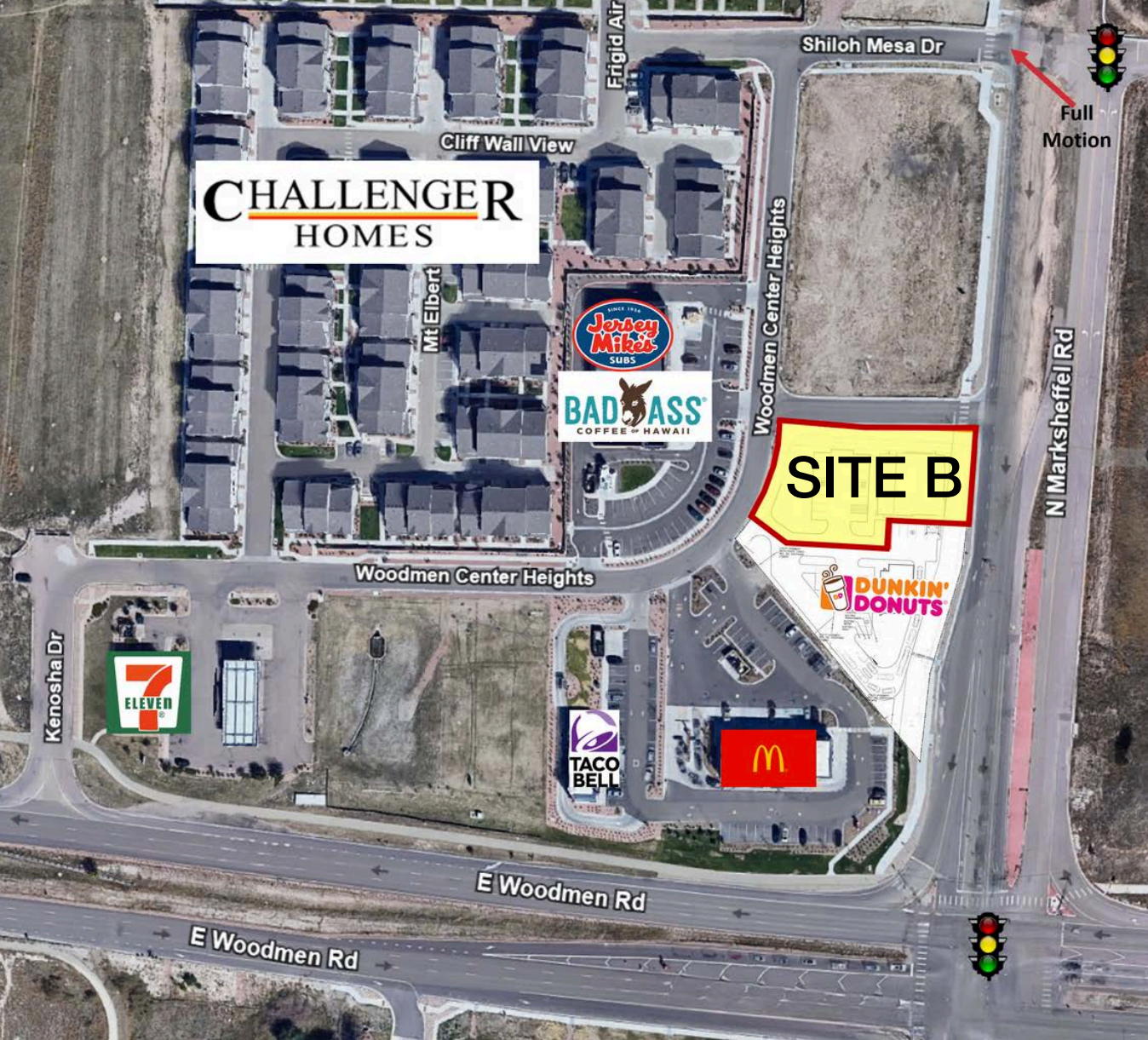
Total
Employees

	7,502	2,542	\$134,176	\$380,043	60	515
1 Mile	7,502	2,542	\$134,176	\$380,043	60	515
3 Miles	57,101	19,481	\$123,683	\$358,192	1,198	7,481
5 Miles	160,474	56,208	\$116,981	\$348,505	3,993	32,994



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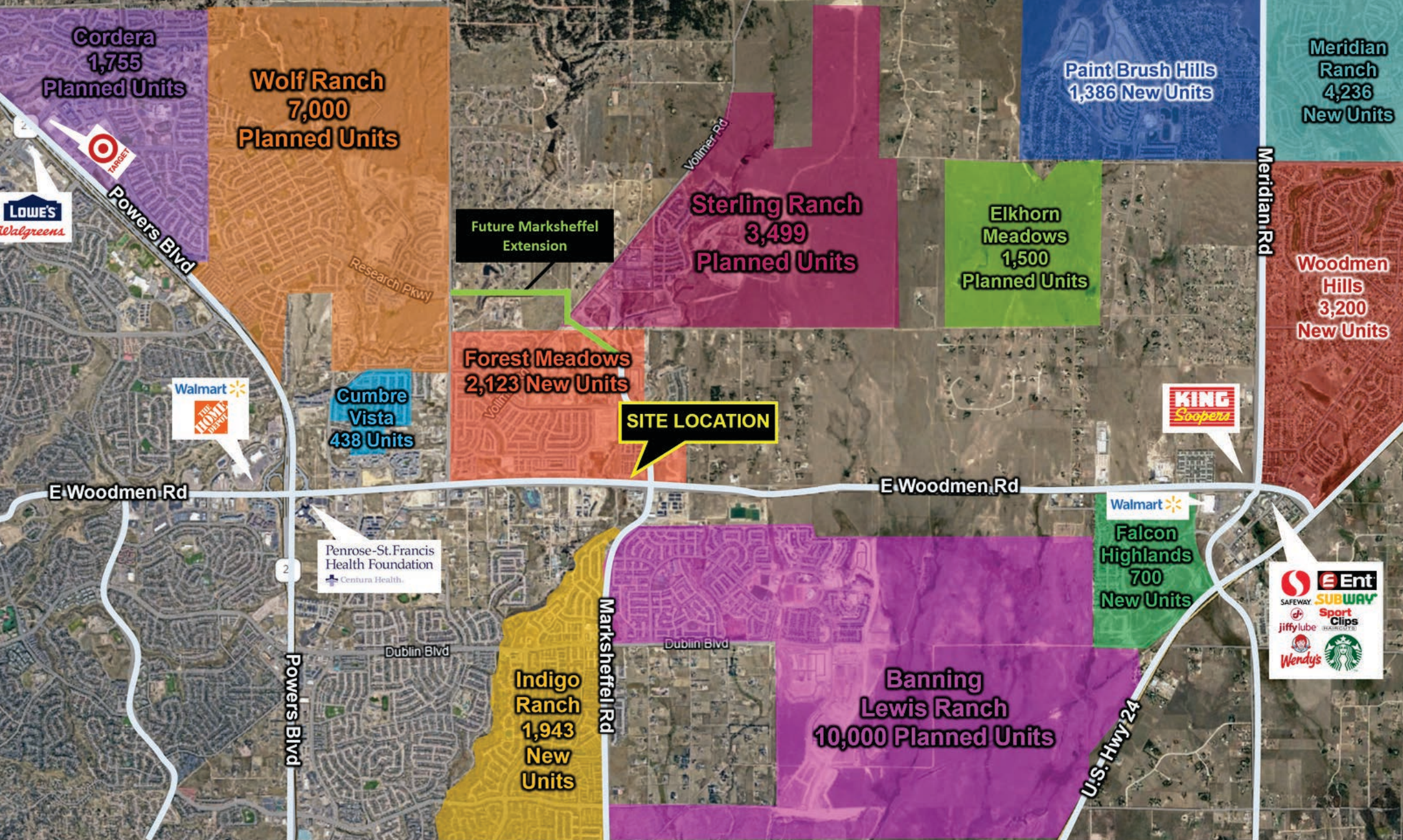


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NAI Highland