

For Sale

13280 TOUCHSTONE VIEW COLORADO SPRINGS, CO 80921

Contact Broker for Pricing



THRIVE[™]
COMMERCIAL PARTNERS



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**TENANT IS STILL OPERATING – DO NOT DISTURB.
CONTACT BROKERS FOR MORE INFORMATION.**

This newly constructed, freestanding 17,500 SF building sits in Colorado Springs' premier entertainment corridor, just off I-25 and Voyager Pkwy. Surrounded by the Ford Amphitheater, Bass Pro Shops, Topgolf, Chick-fil-A, and more, the site benefits from exceptional co-tenancy, strong traffic counts, and high-income demographics from the adjacent Flying Horse neighborhood. Financing options available — contact Broker for details.

**Size: 17,500 SF
Land: 1.27 AC
Zoning: PDZ HR
Construction: 2023**



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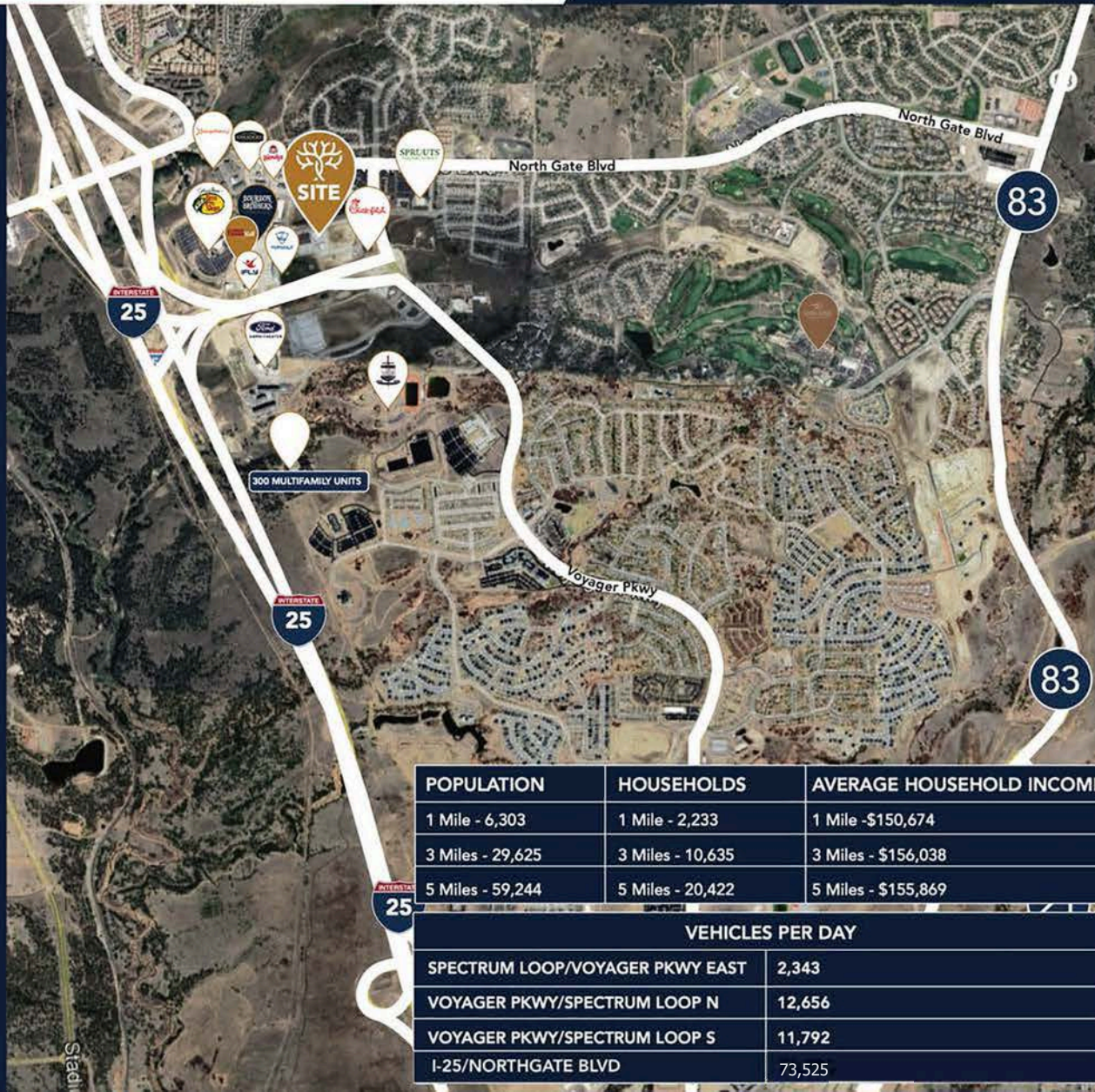
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POPULATION	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
1 Mile - 6,303	1 Mile - 2,233	1 Mile - \$150,674
3 Miles - 29,625	3 Miles - 10,635	3 Miles - \$156,038
5 Miles - 59,244	5 Miles - 20,422	5 Miles - \$155,869

VEHICLES PER DAY	
SPECTRUM LOOP/VOYAGER PKWY EAST	2,343
VOYAGER PKWY/SPECTRUM LOOP N	12,656
VOYAGER PKWY/SPECTRUM LOOP S	11,792
I-25/NORTHGATE BLVD	73,525