



**Property Highlights:**

- Part of Planned Industrial Park
- Easy access to I-25
- Located behind the West Wind Marketplace
- Established and well known business corridor of Colorado Springs



*For more information, please contact:*

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## Area Amenities:

- Close proximity to grocery, hotels, restaurants, retail, and major technical and government employers
- Near both the UCCS and CTU
- Garden of the Gods 5 Minutes away
- High traffic counts at Garden of the Gods Rd. and Centennial Blvd.

### PROPERTY INFORMATION

<b>PRICE REDUCED!</b>	<del>\$325,000</del> <b>\$274,428</b>
<b>LAND SIZE</b>	2.1+ Acres
<b>TAX ID #</b>	7325213023
<b>ZONING</b>	PIP-2

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>ESTIMATED POPULATION</b>	6,838	60,638	164,368
<b>AVERAGE HH INCOME</b>	\$77,063	\$78,681	\$73,618



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