



## PROPERTY FEATURES

This 2.91 Acre property is located next to the Hope Montessori Academy in one of Colorado Springs' highest growth areas. The property features great visibility and access to Centennial Blvd. and benefits from the surrounding demographics.

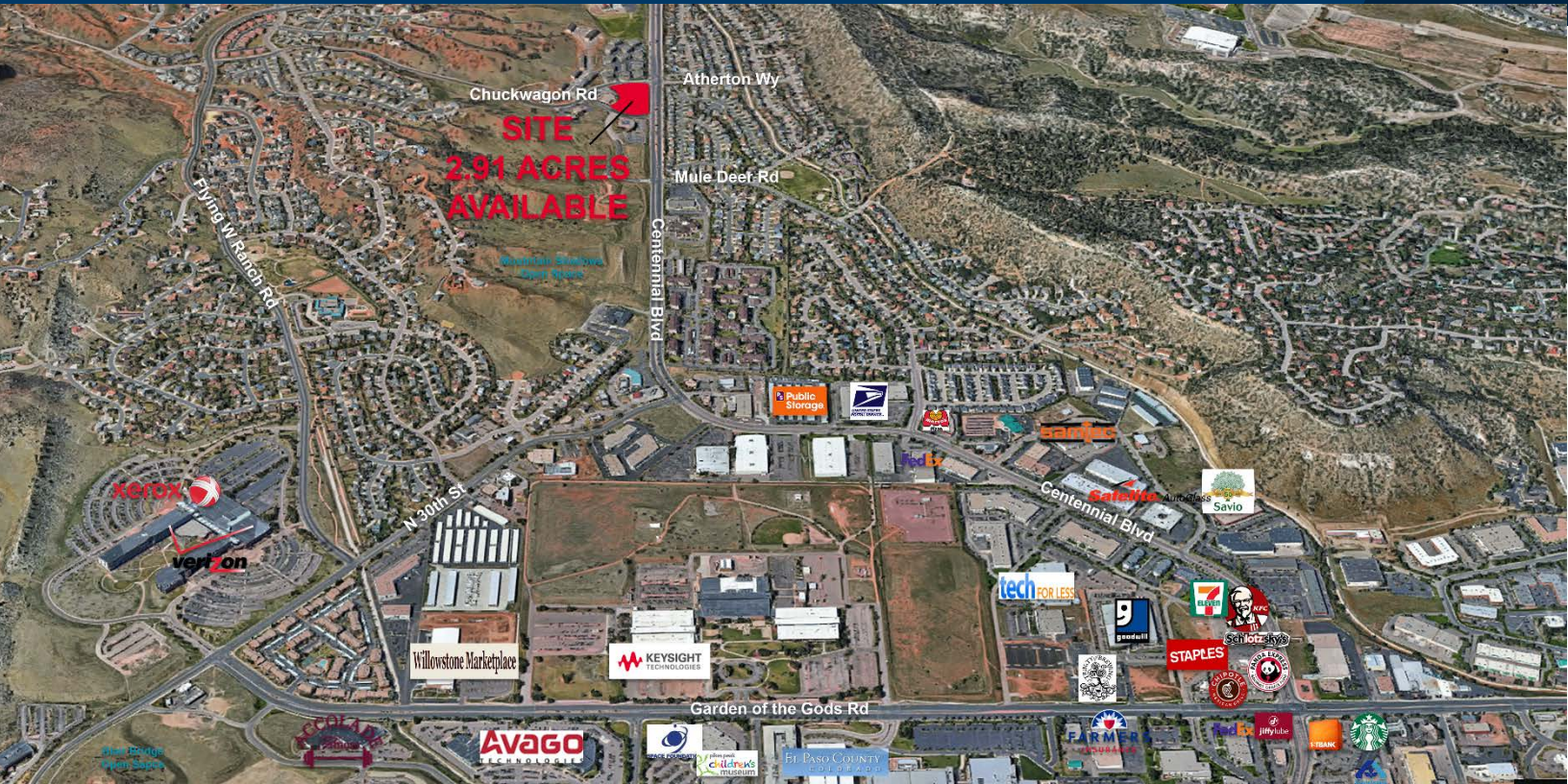
## Ideal Uses Include:

- Service Station
- Bank
- Quick-Serve Restaurant
- Retail
- Salon

For more information, please contact:

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	LAND DETAILS	
POPULATION (2017)	7,809	41,116	108,188	TOTAL SIZE	2.91 ACRES
AVERAGE HH INCOME (2017)	\$98,421	\$98,642	\$81,025	ASSESSOR #	7314300031
TRAFFIC COUNT (CENTENNIAL & CHUCKWAGON)	22,064 v.p.d.			PURCHASE PRICE	\$1,521,000
				ZONING	PBC

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