



PROPERTY FEATURES

PROJECT SIZE	40,685 SF
REDUCED SALE PRICE	\$895,000 \$825,000
ZONING	B- Business District
ESTIMATED TAXES	\$19,252 (2017)

PROPERTY INFORMATION

This pad site is located right off of Interstate 25 at the Castle Pines Parkway exit in North Castle Rock. With Safeway and King Soopers already in place, this nearly one-acre site is perfectly poised for retail development. The zoning on the property allows for a wide variety of retail and medical uses, including banks and restaurants (with drive-thru facilities), dental and veterinary offices and retail services.

For more information, please contact:

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**Colorado Springs
Commercial**

LAND FOR SALE OR BUILD TO SUIT

**NWC CASTLE PINES PKWY
& BEVERLY BLVD**

Castle Rock, CO 80108



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

ESTIMATED POPULATION

2,314

10,468

412,842

PROJECTED POPULATION GROWTH 2017-2022

12.49%

12.10%

10.98%

AVERAGE HH INCOME

\$131,153

\$165,262

\$127,961

TRAFFIC COUNT

24,759 v.p.d.

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