



Property Highlights:

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



For more information, please contact:

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PROPERTY FEATURES

Purchase Price	\$352,870
Land Size	2.31 Acres
Tax Accessor #	7325208188
Zoning	PIP-2

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.

DEMOGRAPHICS

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

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