

2420 VICTOR PL

CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

SOUTHEAST / COLORADO SPRINGS

For Lease / C6 Zoned Vacant Land



SITE
8.69 Acres
C-6 Zoning

Public Storage

All-Star Storage

AMR

Tri-Star Masonry

CC Group

A&E TIRE INC.

WAXIE

U-HAUL

Springs Armory

2420 VICTOR PL

SOUTHEAST / COLORADO SPRINGS

LOT SIZE

8.69 Acres

PRICE

\$1,300,00
\$3.44/SF

ZONING

C-6
(City of Colorado Springs)

NEIGHBORING TENANTS

American Medical Response, Public Storage, U-Haul Moving & Storage, Waxie Sanitary Supply, Stehlick Tire and Service Center, Digicom Electronics, Canna Meds

COMMENTS

- Great Visibility
- Strong Demographics
- Access to the Powers Blvd Corridor
- Growing Retail Area
- High Traffic Count
- Favorable Commercial Zoning

NEIGHBORHOOD DEMOGRAPHICS



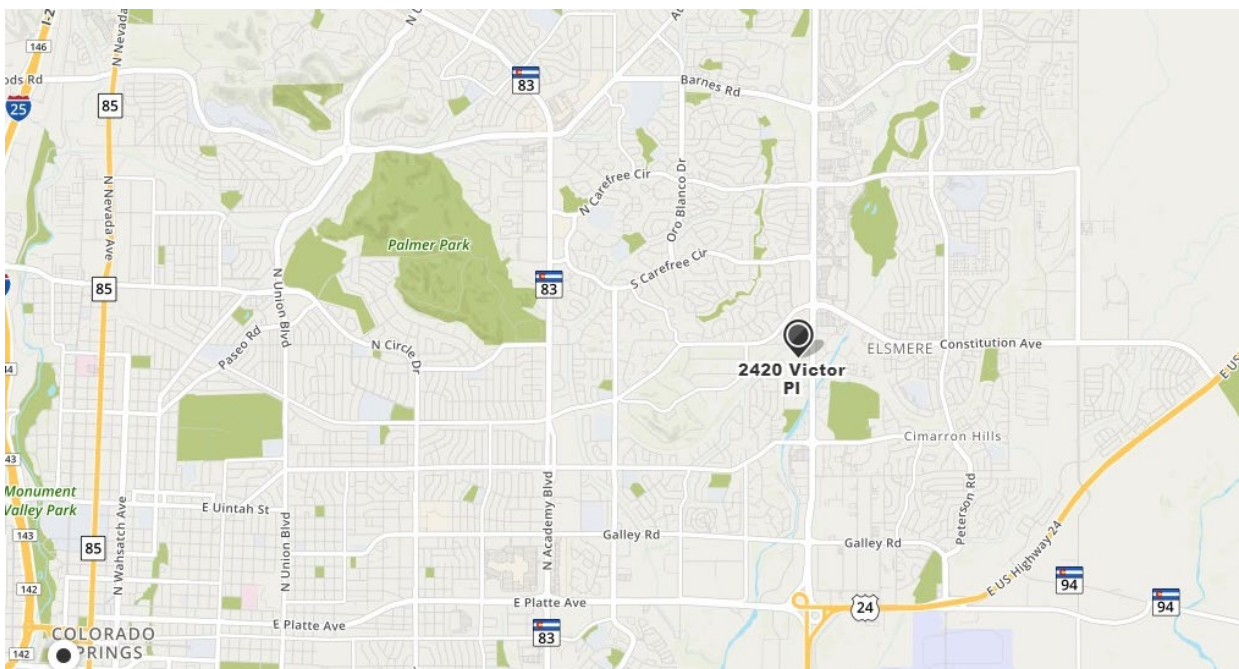
POPULATION

1 Mile	9,411
3 Miles	111,199
5 Miles	260,882



MEDIAN HOUSEHOLD INCOME

\$79,592
\$70,501
\$70,348



Mark Useman / museman@coscommercial.com / 719 231 7400 / 719 418 4069

2420 VICTOR PL

SOUTHEAST / COLORADO SPRINGS



Mark Useman / museman@coscommercial.com / 719 231 7400 / 719 418 4069