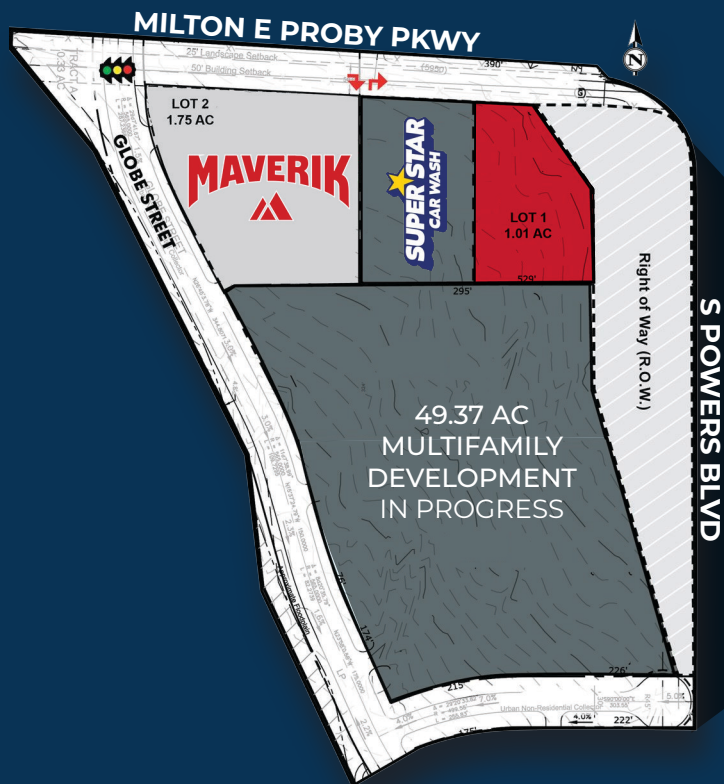


HARD CORNER RETAIL PAD AVAILABLE

AIRPORT SPECTRUM

SWC Milton E. Proby Parkway & Powers Boulevard



	SIZE	PRICE
LAND	1.01 AC	\$24 per SF

ALL SERVICES	Colorado Springs Utilities
ZONING	PBC

ANNEXATION As of October 2018, the entire parcel has been annexed into the City of Colorado Springs

- Strategically located at the entrance to Colorado Springs Airport
- Unique opportunity: only private, fee-simple land available at the lighted intersection
- Annexation to City of Colorado Springs is complete
- Commercial Aeronautical Zone (CAZ) incentives available





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Demographics

1 Mile Radius	6,787 Population	\$74,849 Median Household Income	35 Median Age
3 Mile Radius	56,803 Population	\$61,078 Median Household Income	34 Median Age
5 Mile Radius	164,867 Population	\$57,948 Median Household Income	33 Median Age

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