CUSHMAN & WAKEFIELD | **Colorado Springs Commercial**

HARD CORNER RETAIL PAD AVAILABLE

AIRPORT SPECTRUM

SWC Milton E. Proby Parkway & Powers Boulevard
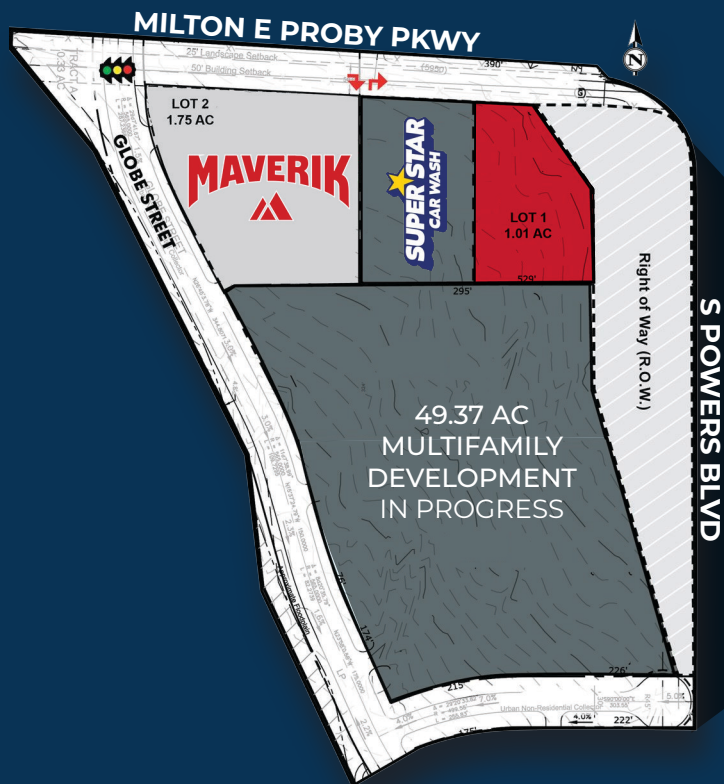
	SIZE	**PRICE**
LAND	1.01 AC	$24 per SF
ALL SERVICES	Colorado Springs Utilities	
ZONING	PBC	
ANNEXATION	As of October 2018, the entire parcel has been annexed into the City of Colorado Springs	

- 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

MILTON E PROBY PKWY

GLOBE STREET

LOT 2
1.75 AC

MAVERIK

SUPER STAR CAR WASH

LOT 1
1.01 AC

Right of Way (R.O.W.)

S POWERS BLVD

49.37 AC
MULTIFAMILY
DEVELOPMENT
IN PROGRESS

75,000 VPD
S POWERS BLVD &
MILTON E PROBY PKWY

COLORADO SPRINGS
AIRPORT

MILTON E. PROBY PKWY

NORTHROP GRUMMAN

AEROSPACE

SUMMIT AT PEAK

PEAK TECHNOLOGY CAMPUS

amazon

FritoLay

OFFICE BUSINESS PARK

INTEGRATION LOOP

DISC GOLF PARK

21

S. POWERS BLVD.

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Demographics

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