

**UP TO
.66
ACRES**
AVAILABLE



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

SWC

HWY 105 & PAGE ST

UTILITIES TO SITE

PALMER LAKE, CO 80133



PAGE ST

HWY 105

**.43
ACRES**
**.23
ACRES**

Palmer
Lake



PROPERTY OVERVIEW

NOW AVAILABLE IN PALMER LAKE,
TWO INDIVIDUALLY PLATTED LOTS AVAILABLE FOR SALE.

Parcels A and B combine to make up .66 acres and have been approved for multi-family housing and may be approved for retail use as well. Great access & visibility to Hwy 105 with wonderful views of Palmer Lake.

PARCELS

710512008, 7105121011

SALE PRICE

\$450,000 (\$15.65/SF)

ZONING

CC (CONVENIENCE COMMERCIAL)

POTENTIAL USES:

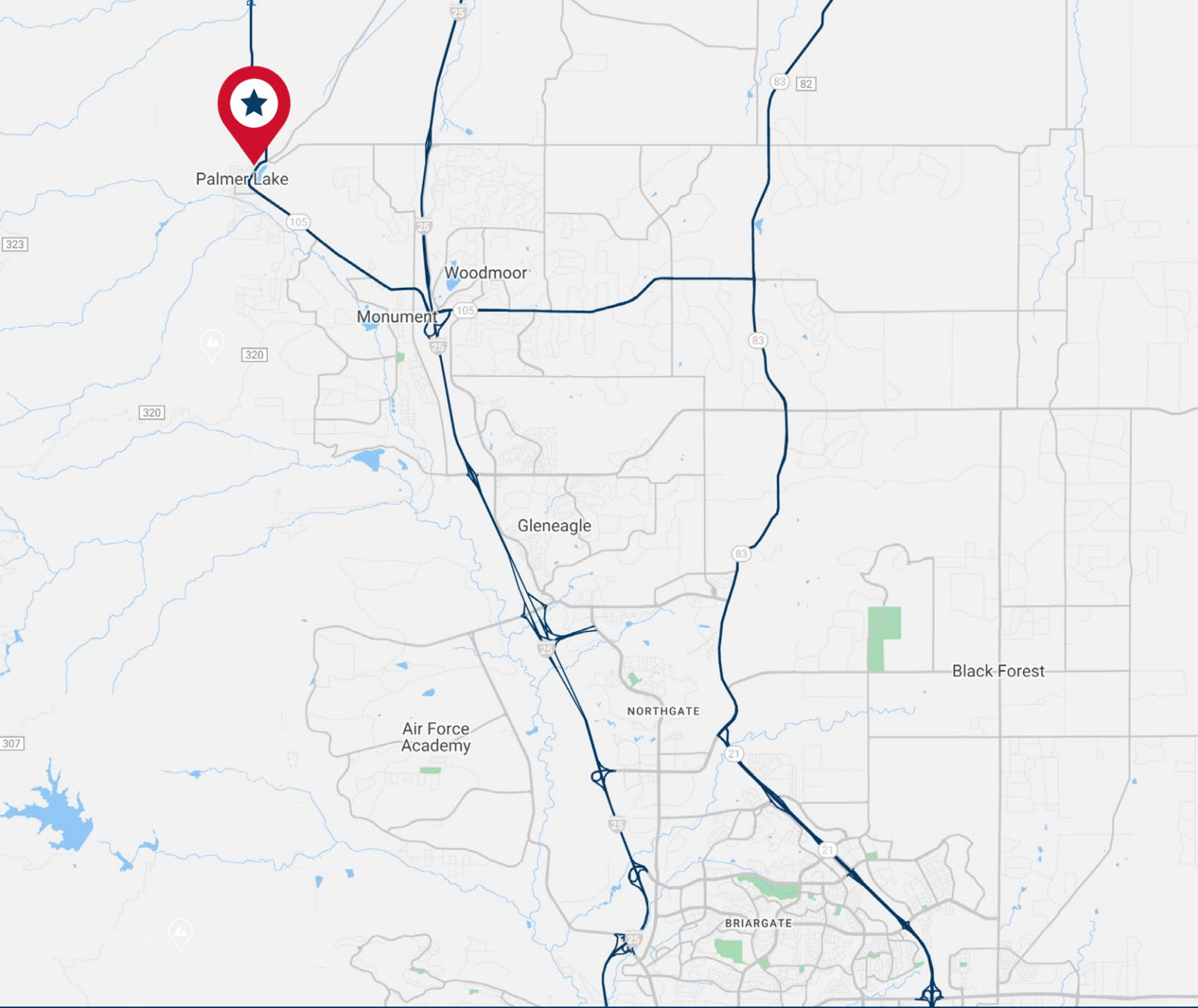
MULTI-FAMILY OR RETAIL



POPULATION **2,636**

Located off Interstate 25, near two major metropolitan centers, Palmer Lake is a growing community on the Front Range of the Rocky Mountains. Downtown Palmer Lake, though small, features many cozy, locally owned restaurants overlooking the lake. Visitors can enjoy a coffee shop, ice cream parlor, antique shopping, boutiques, and art galleries. The nearby library, town hall, and historical museum are often bustling with traditional annual events such as the Yule Log Christmas, the Chili Supper and Star Lighting, along with a multitude of outdoor activities along the Santa Fe trail. The Lake itself is the gem of the town and part of the region's Santa Fe trail system. Palmer Lake offers fishing, kayaking, hiking and a local disc golf course.





DEMOGRAPHICS



MEDIAN HOME VALUE

1 MILE	2 MILES	3 MILES
\$441,240	\$454,897	\$463,543



POPULATION

1 MILE	2 MILES	3 MILES
1,618	3,040	6,549



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$118,969	\$123,587	\$125,187



Colorado Springs Commercial

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