

Development Opportunity
in the High Growth
Airport Trade Area

CUSHMAN & WAKEFIELD | **Colorado Springs Commercial**

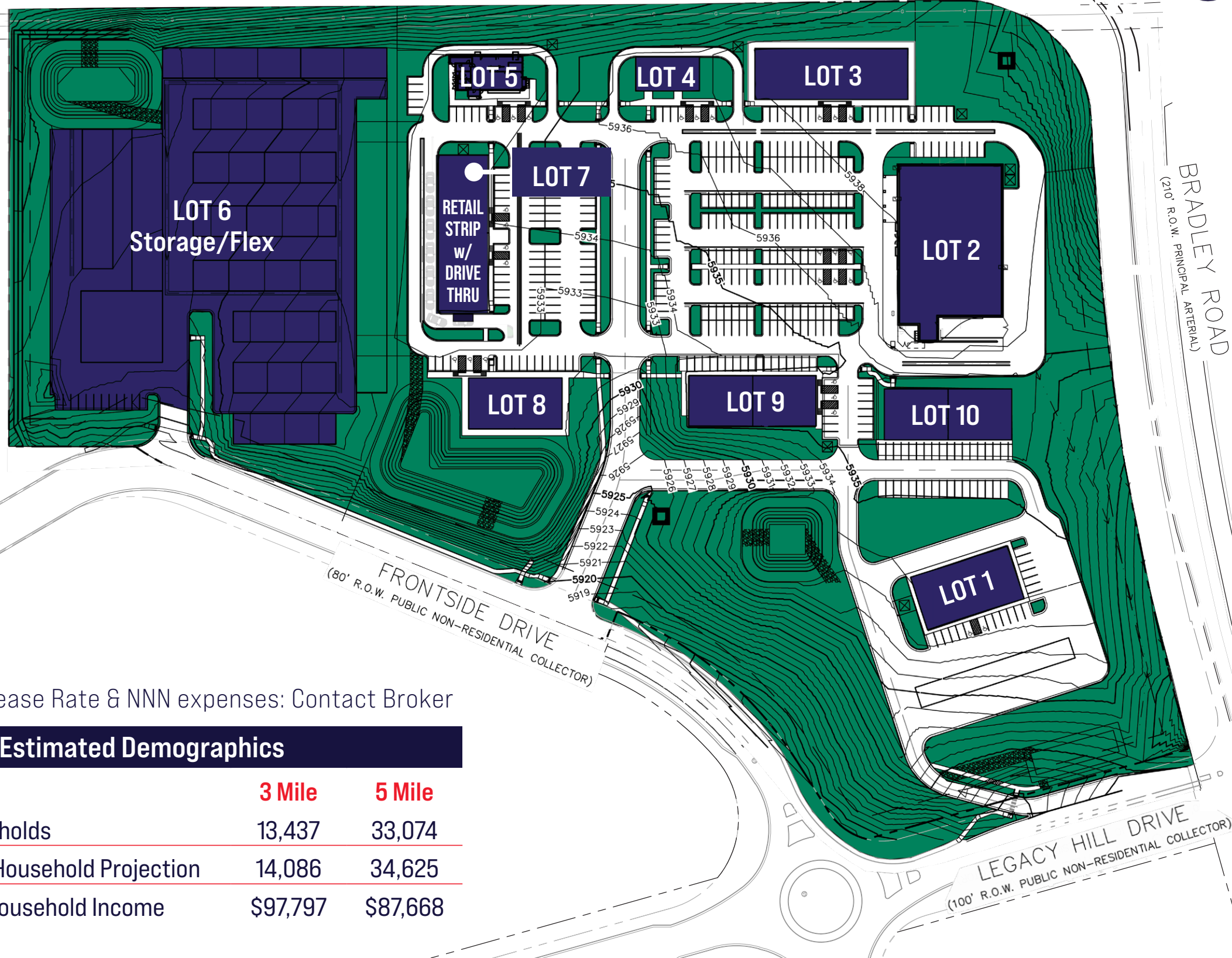
Waterview Commercial

SEC Powers Blvd & Bradley Rd



POWERS BOULEVARD
(200' PUBLIC FREEWAY)

BRADLEY ROAD
(210' R.O.W. PRINCIPAL ARTERIAL)



Excellent development opportunity on highly visible southeast corner of Powers Blvd and Bradley Rd.

Located in the high growth airport trade area with significant commercial development existing and planned over the next few years.

Booming high density residential area with many single family master planned communities in the area with magnificent mountain views.

LOT	SF	AC
1	84,332 SF	1.94 AC
2	117,308 SF	2.69 AC
3	32,876 SF	0.75 AC
4	15,835 SF	0.36 AC
5	29,330 SF	0.67 AC
6	214,815 SF	4.93 AC
7	RETAIL STRIP w/ DRIVE-THRU ±8,000 SF	
8	23,681 SF	0.54 AC
9	36,530 SF	0.84 AC
10	37,026 SF	0.85 AC

*For Lease Rate & NNN expenses: Contact Broker

2024 Estimated Demographics		
	3 Mile	5 Mile
Households	13,437	33,074
2029 Household Projection	14,086	34,625
Avg. Household Income	\$97,797	\$87,668



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