

NEC WOODMEN & BLACK FOREST

**PAD SITE
FOR SALE**



CITY WATER
RETENTION AND
DETENTION

COPPER RANGE
APARTMENTS
240 UNITS

**2.01 AC
PAD SITE**

EXCELLENT DEVELOPMENT OPPORTUNITY ON HIGHLY VISIBLE CORNER

POWERS BLVD

Penrose-St. Francis
Health Services
Centura Health

75,446 VPD
E WOODMEN RD
& TUTT BLVD



41,272 VPD
E WOODMEN RD
& BLACK FOREST RD

MAVERIK

★ SITE

BLACK FOREST RD

E WOODMEN RD

ZONING:

PBC (PLANNED BUSINESS CENTER)

PUD (PLANNED UNIT DEVELOPMENT)

AO (AIRPORT OVERLAY)

PRICE:

\$890,000

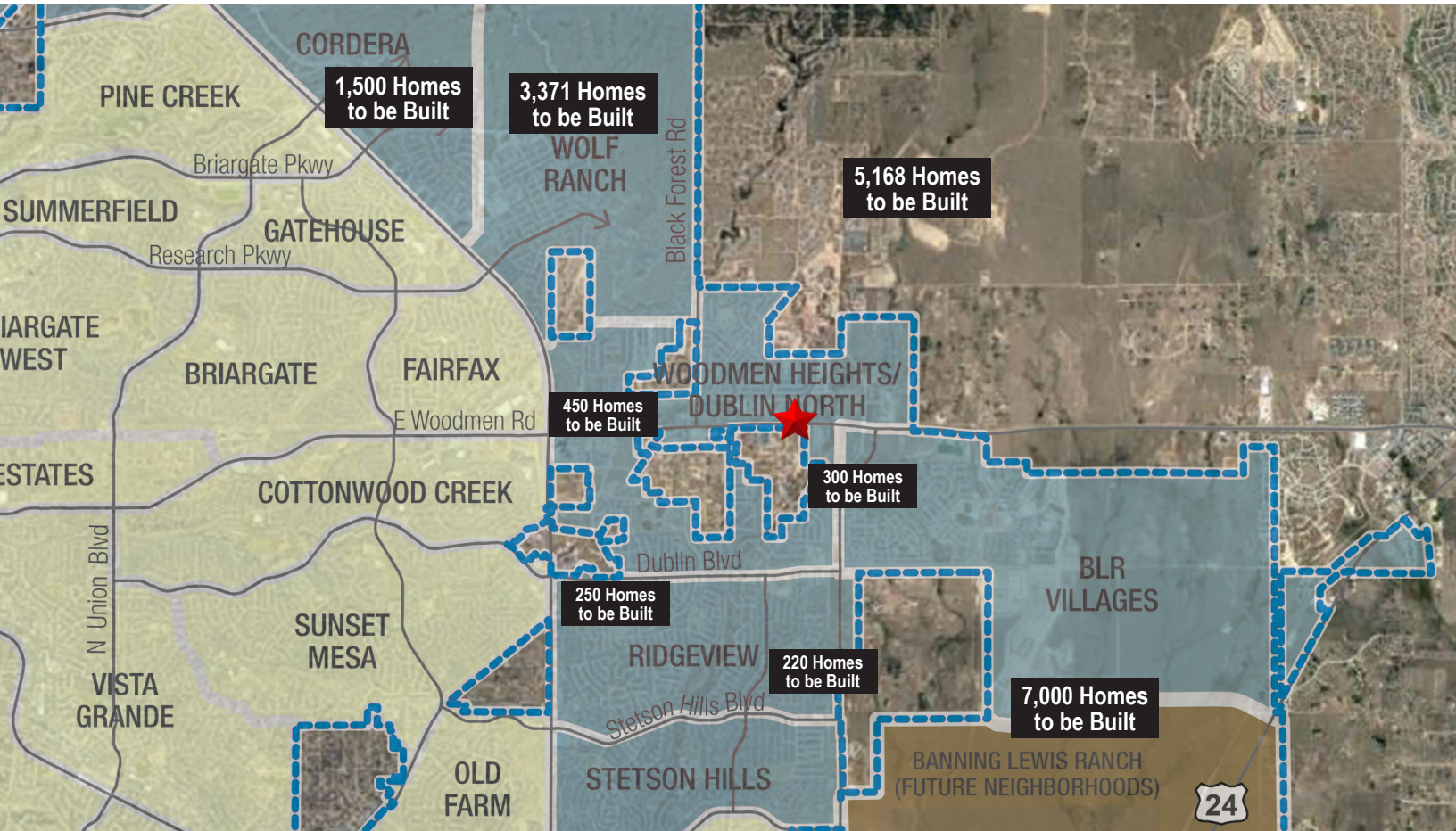


**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



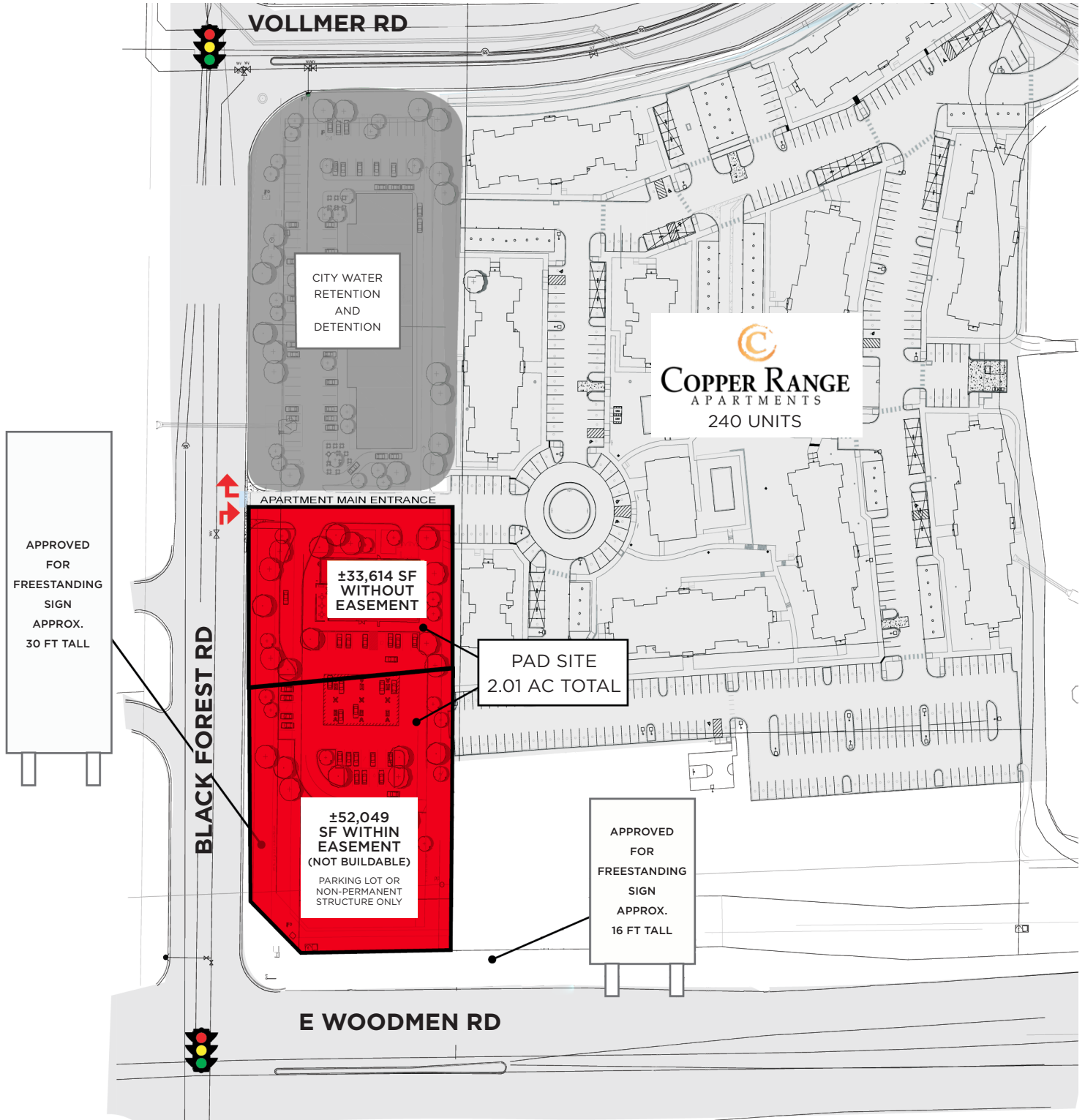
PLANNED AREA HOUSEHOLDS



ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,873	88,278	195,169
HOUSEHOLDS	2,989	29,933	69,998
AVERAGE HOUSEHOLD INCOME	\$136,381	\$120,519	\$109,161
MEDIAN HOUSING VALUE	\$394,708	\$354,212	\$332,412

SITE PLAN



- Excellent development opportunity on highly visible corner of East Woodmen & Black Forest Rd
- High density residential area with many single family master planned communities

- This full movement intersection is the major artery into the prominent Black Forest neighborhood on major east/west arterial
- Main entrance to brand new 240-unit apartment complex

Walmart
Save money. Live better.

THE HOME DEPOT

enterprise

DISCOUNT TIRE



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BLACK FOREST RD

COPPER RANGE
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WOODMEN RD

Kum & Go

Mister CAR WASH

Ent

Penrose-St. Francis Health Services
Centura Health.

VillaSport
ATHLETIC CLUB AND SPA



Starbucks **7 ELEVEN** **WHATABURGER** **skirted HELPER**

URBAN EGG **Beauty Bar** **MOD PIZZA** **DUNKIN' DONUTS**

verizon **FIREHOUSE SUBS** **Panera BREAD**

Shell **Dutch Bros**

TACO BELL **BURGER KING**

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CUSHMAN & WAKEFIELD | **Colorado Springs Commercial**

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