

NEC WOODMEN RD & BLACK FOREST RD



CITY WATER
RETENTION AND
DETENTION

COPPER RANGE
APARTMENTS
240 UNITS

+33,814 SF
without
Easement

EXCELLENT DEVELOPMENT OPPORTUNITY ON HIGHLY VISIBLE CORNER

Walmart
HOME DEPOT

21

Penrose-St. Francis
Health Services
Centura Health.

75,446 VPD
E WOODMEN RD
& TUTT BLVD

Proposed
290 UNITS

HEIDRICH'S
COLORADO TREE FARM
NURSERY

LODGE
at black forest
592 UNITS

Avanterra
Black Forest
123 UNITS

41,272 VPD
E WOODMEN RD
& BLACK FOREST RD



MAVERIK
Car & Dog
WASH

MONDEROSA
VETERINARY CLINIC

SITE
BLACK FOREST RD

COPPER RANGE
APARTMENTS
240 UNITS

**PAD SITE
FOR SALE**

ZONING:
MX-M AO

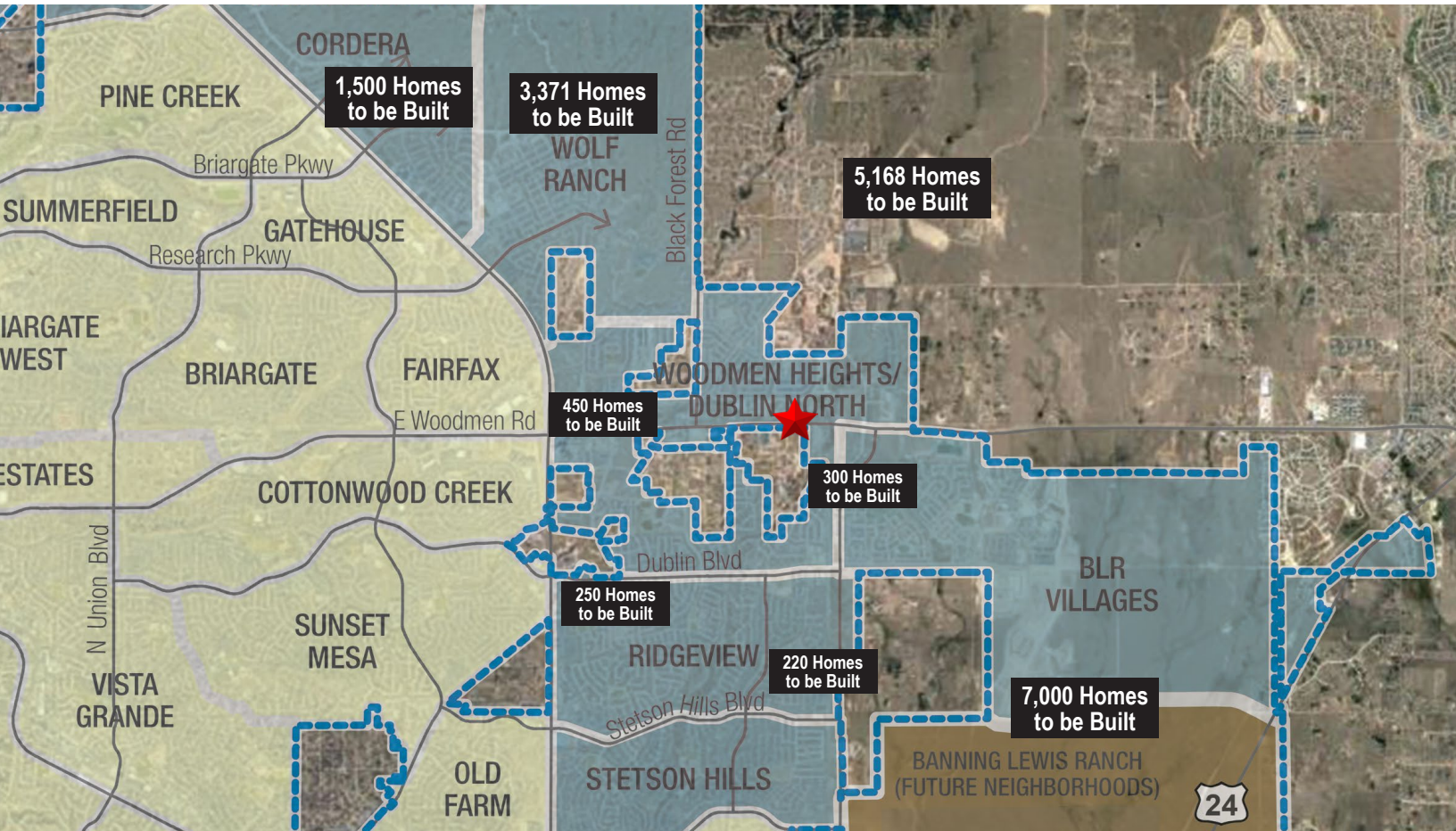
PRICE:
\$890,000

**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



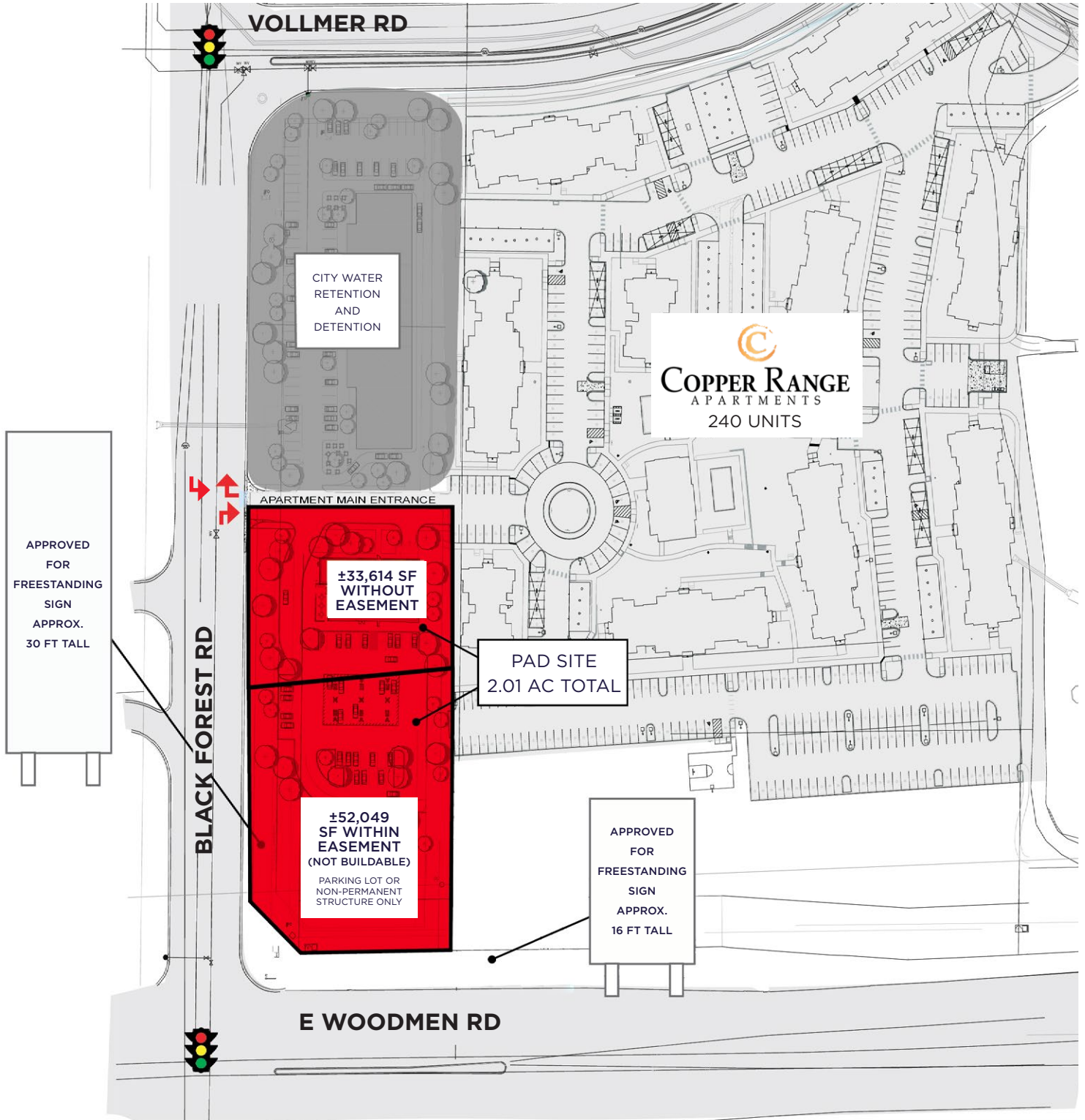
PLANNED AREA HOUSEHOLDS



ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,133	94,165	201,877
HOUSEHOLDS	3,740	32,456	73,498
AVERAGE HOUSEHOLD INCOME	\$122,069	\$125,499	\$115,905
MEDIAN HOUSING VALUE	\$486,303	\$428,176	\$407,889

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

Save money. Live better.
THE HOME DEPOT
DISCOUNT TIRE



75,446 VPD
 E WOODMEN RD & TUTT BLVD

41,272 VPD
 E WOODMEN RD & BLACK FOREST RD

BLACK FOREST RD



WOODMEN RD

WOODMEN RD



Penrose-St. Francis Health Services
 Centura Health.

VillaSport
 ATHLETIC CLUB AND SPA



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CUSHMAN & WAKEFIELD | Colorado Springs Commercial

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