

FREESTANDING DRIVE-THRU RESTAURANT ON HARD-CORNER

2,686 SF FOR SALE OR LEASE



COLORADO SPRINGS, CO 80907

825 E FILLMORE ST

E FILLMORE ST

N ARCADIA ST



 CUSHMAN & WAKEFIELD | Colorado Springs Commercial

\$30 PSF NNN
LEASE RATE

\$9.50 PSF
NNN EXPENSES (2024 EST.)

\$940,000
PURCHASE PRICE

2,686 SF
AVAILABLE SPACE

24 SPACES
PARKING

C5
ZONING

6332306075
PARCEL #

0.57 AC
LAND AREA

1992



FREESTANDING RESTAURANT WITH DRIVE-THRU AND AMPLE PARKING.

- TURNKEY RESTAURANT OPPORTUNITY INCLUDING HOODS, GREASE TRAP, WALK-IN COOLER, ETC.
- 825 E FILLMORE ST IS LOCATED WITHIN A PRIMARY COLORADO SPRINGS' FASTFOOD CORRIDOR
- 176 LINEAR FEET OF FRONTAGE ON FILLMORE ST. WITH EASY ACCESS TO NEVADA AVE AND I-25

DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,081	43,891	116,375



POPULATION

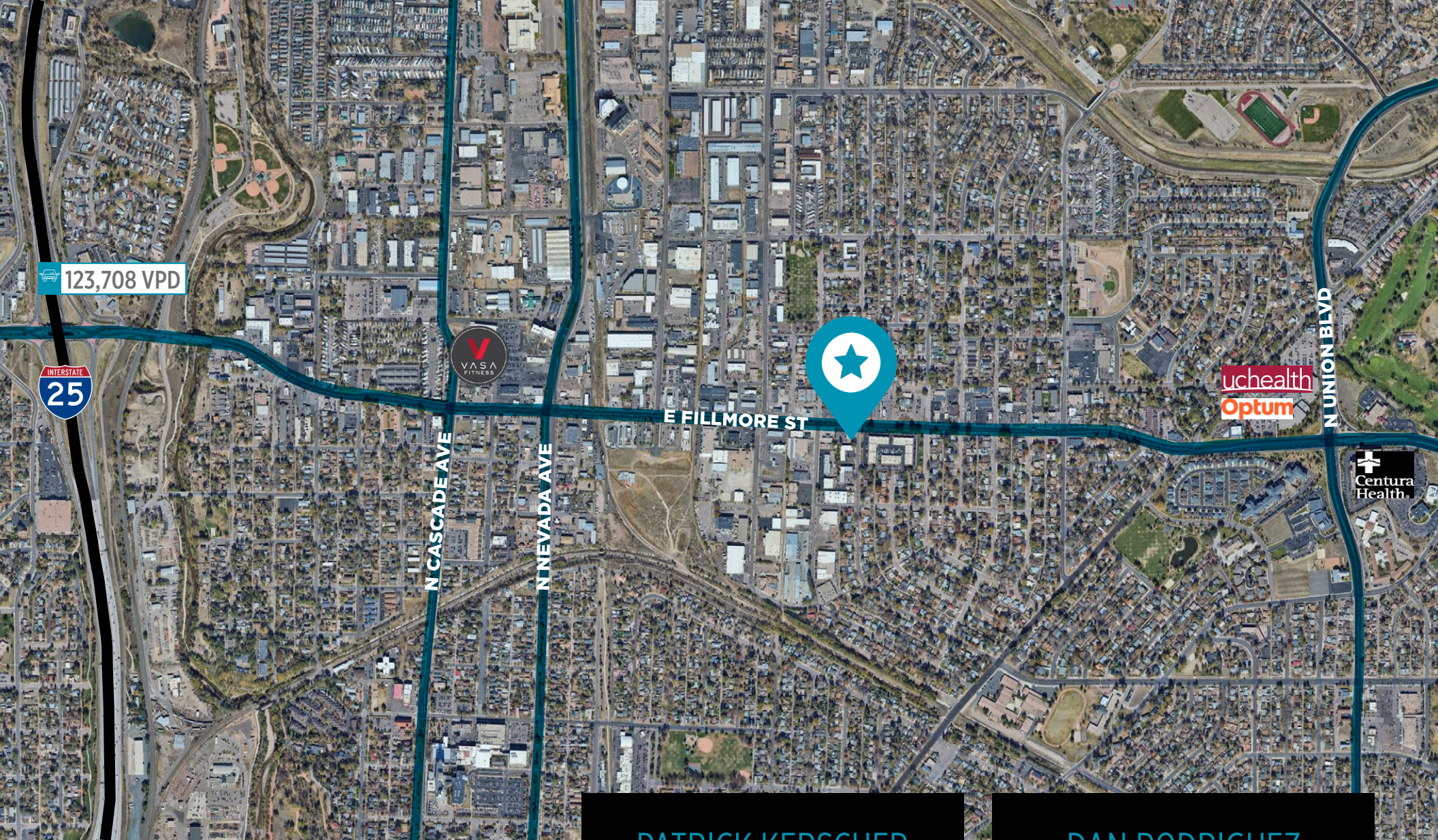
1 MILE	3 MILES	5 MILES
10,483	95,577	265,389



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$74,201	\$75,617	\$80,002





**Colorado Springs
Commercial**

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