## **FREESTANDING DRIVE-THRU** Constant of the second **RESTAURANT** ON HARD-CORNER 2,686 SF FOR SALE OR LEASE

YOUR

SIGN

HERE

825 FEILIN

E FILLMORE ST

ARCADIA

KEEIBK

**Colorado Spring** Commercia

\$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



1 MILE	<b>3 MILES</b>	5 MILES
5,081	43,891	116,375

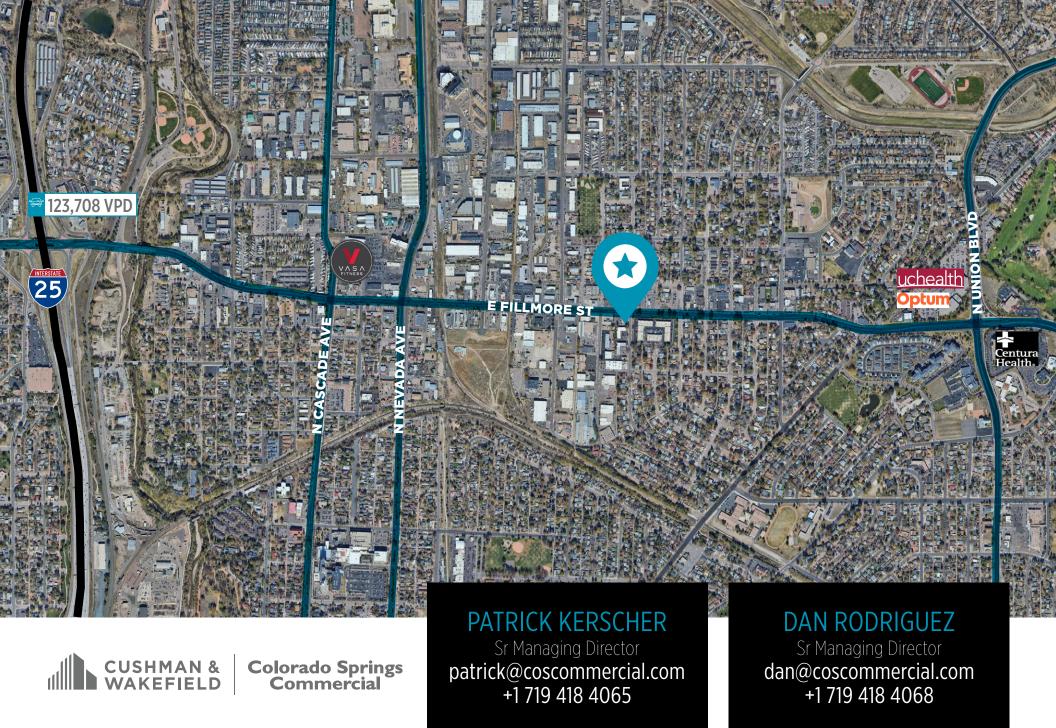


## POPULATION

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



1 MILE3 MILES5 MILES\$74,201\$75,617\$80,002



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