



123 MANITOU AVE

MANITOU SPRINGS, CO 80829

PROPERTY HIGHLIGHTS

This **2.14 AC** property boasts visibility from Highway 24—the only major route into the mountains from Colorado Springs—making it a high-traffic hotspot for any development. Positioned ideally at the intersection of Manitou Ave and Highway 24, this land enjoys excellent accessibility for locals and tourists alike. Just minutes from the heart of Manitou Springs and Colorado Springs, this site is perfectly situated between these popular destinations.

With its flexible zoning, this property is ripe for either retail or multifamily development, catering to the bustling area’s needs. Manitou Springs draws thousands of tourists annually, attracted by its charming downtown, mineral springs, and proximity to iconic attractions like Pikes Peak and Garden of the Gods. Residents and tourists passing through on Highway 24 create a steady flow of potential customers or tenants for any new business or residential project.

Surrounded by vibrant demographics and benefiting from prime location and visibility, this parcel is a unique investment opportunity. Establish your venture in the heart of the action, with direct access to one of Colorado’s most-traveled mountain gateways.

DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,861	14,441	42,579



POPULATION

1 MILE	3 MILES	5 MILES
3,873	30,160	91,889



AVERAGE HOUSEHOLD INCOME

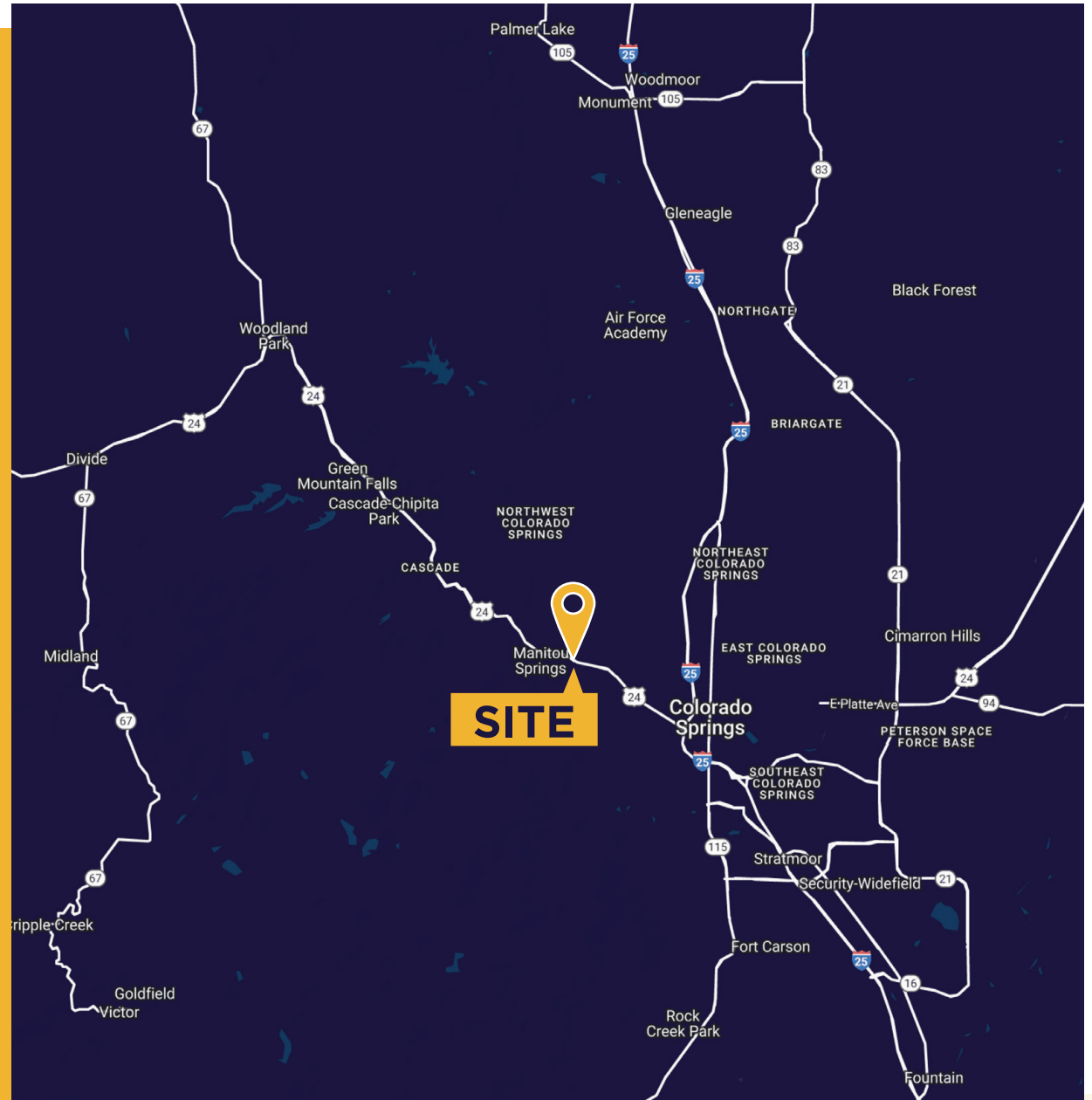
1 MILE	3 MILES	5 MILES
\$112,966	\$98,211	\$94,059

**RED ROCK CANYON
OPEN SPACE**
Approx. 1,000 visitors daily

**2.14 AC
FOR SALE**

DRIVE TIMES

Manitou Springs, CO	6 Min
Downtown Colorado Springs	9 Min
Woodland Park, CO	20 Min
North Colorado Springs	22 Min
Ft. Carson	25 Min
U.S. Air Force Academy	25 Min
COS Airport	25 Min
Peterson Space Force Base	28 Min
Mueller State Park	33 Min
Cripple Creek, CO	54 Min
Pikes Peak	58 Min
Eleven Mile State Park	65 Min
Buena Vista, CO	101 Min





24

2.14 AC
FOR SALE

HWY 24 • 41,789 VPD

MANITOU AVE

Loaf 'n Jug

Days Inn

Holiday Inn
Express
& Suites

Quality
INN & SUITES

FOR MORE INFORMATION, PLEASE CONTACT:

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