



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

NEC WOODMEN RD & BLACK FOREST RD



CITY WATER RETENTION AND DETENTION

COPPER RANGE
APARTMENTS
240 UNITS

±33,814 SF
without Easement

DEVELOPMENT OPPORTUNITY ON HIGHLY VISIBLE CORNER

POWERS BLVD



Penrose-St. Francis Health Services
Centura Health



75,446 VPD
E WOODMEN RD & TUTT BLVD

Proposed
290 UNITS



LODGE
at black forest
592 UNITS

Avanterra Black Forest
123 UNITS



41,272 VPD
E WOODMEN RD & BLACK FOREST RD



MAVERIK

Car & Dog WASH
IRONDEROSA
VETERINARY CLINIC

★ **SITE**

BLACK FOREST RD

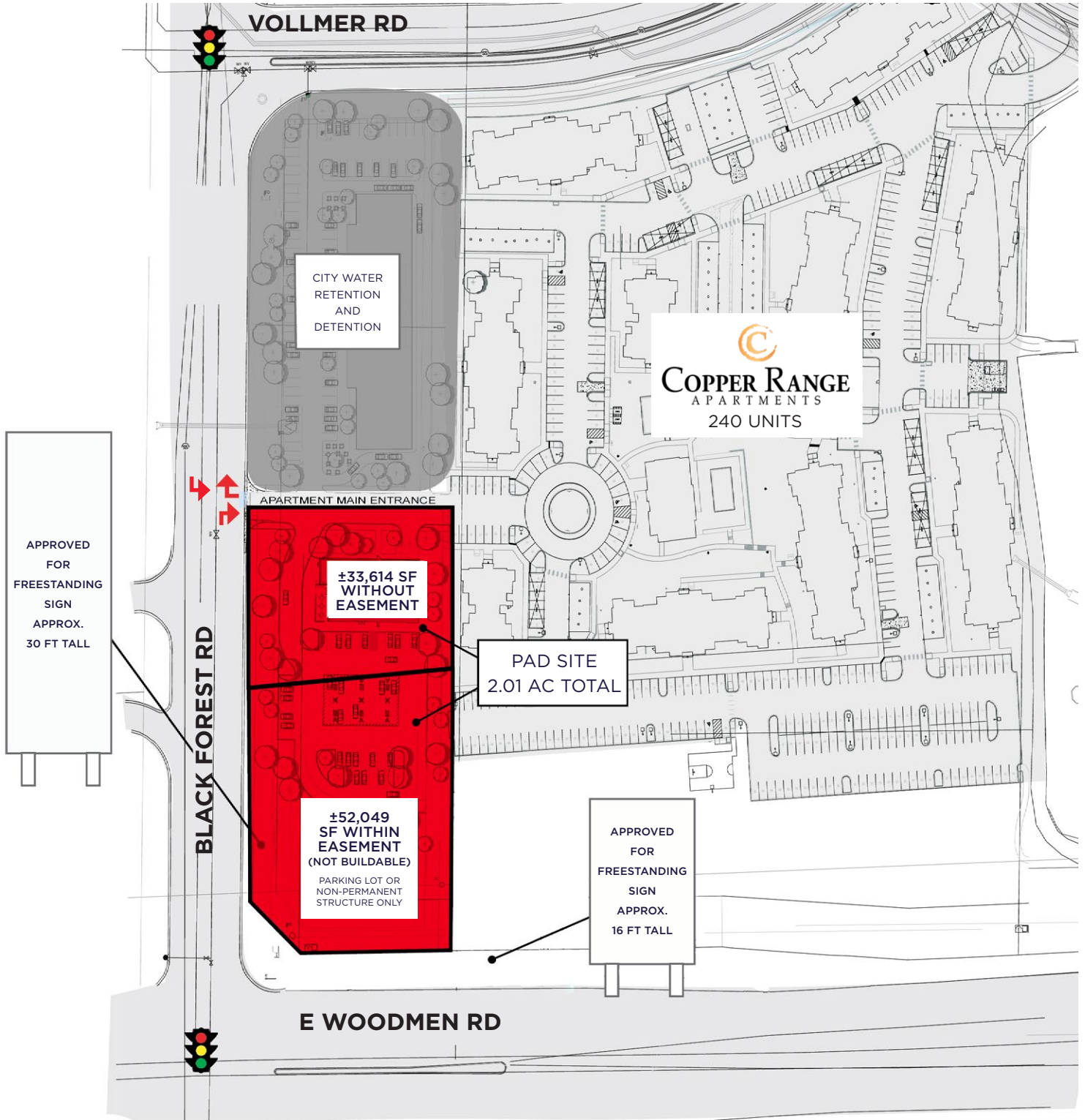
COPPER RANGE
APARTMENTS
240 UNITS

PAD SITE FOR SALE

ZONING:
MX-M AO

PRICE:
\$890,000

SITE PLAN

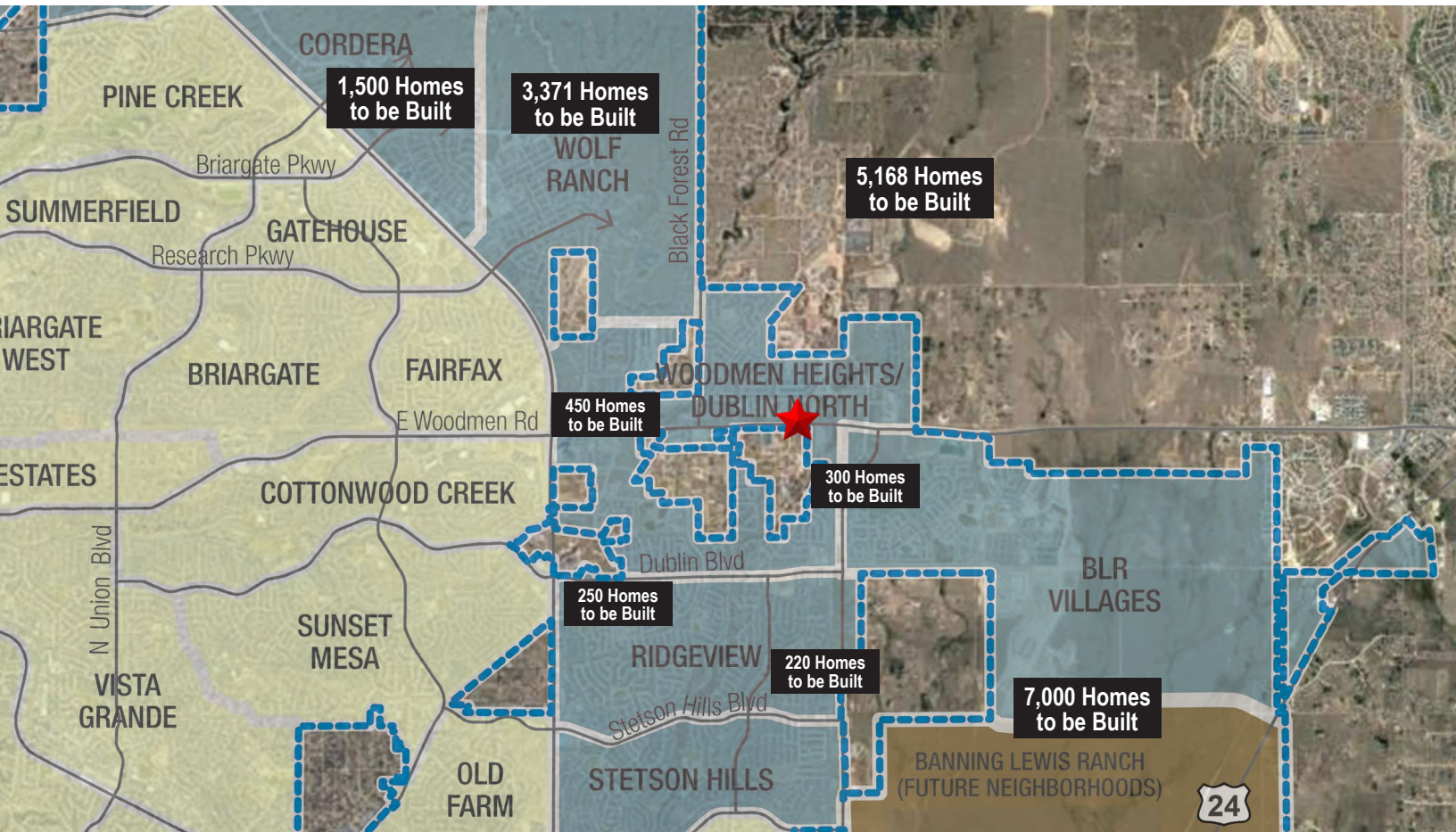


- Excellent development opportunity on highly visible corner of East Woodmen & Black Forest Rd
- High density residential area with many single family master planned communities

- 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

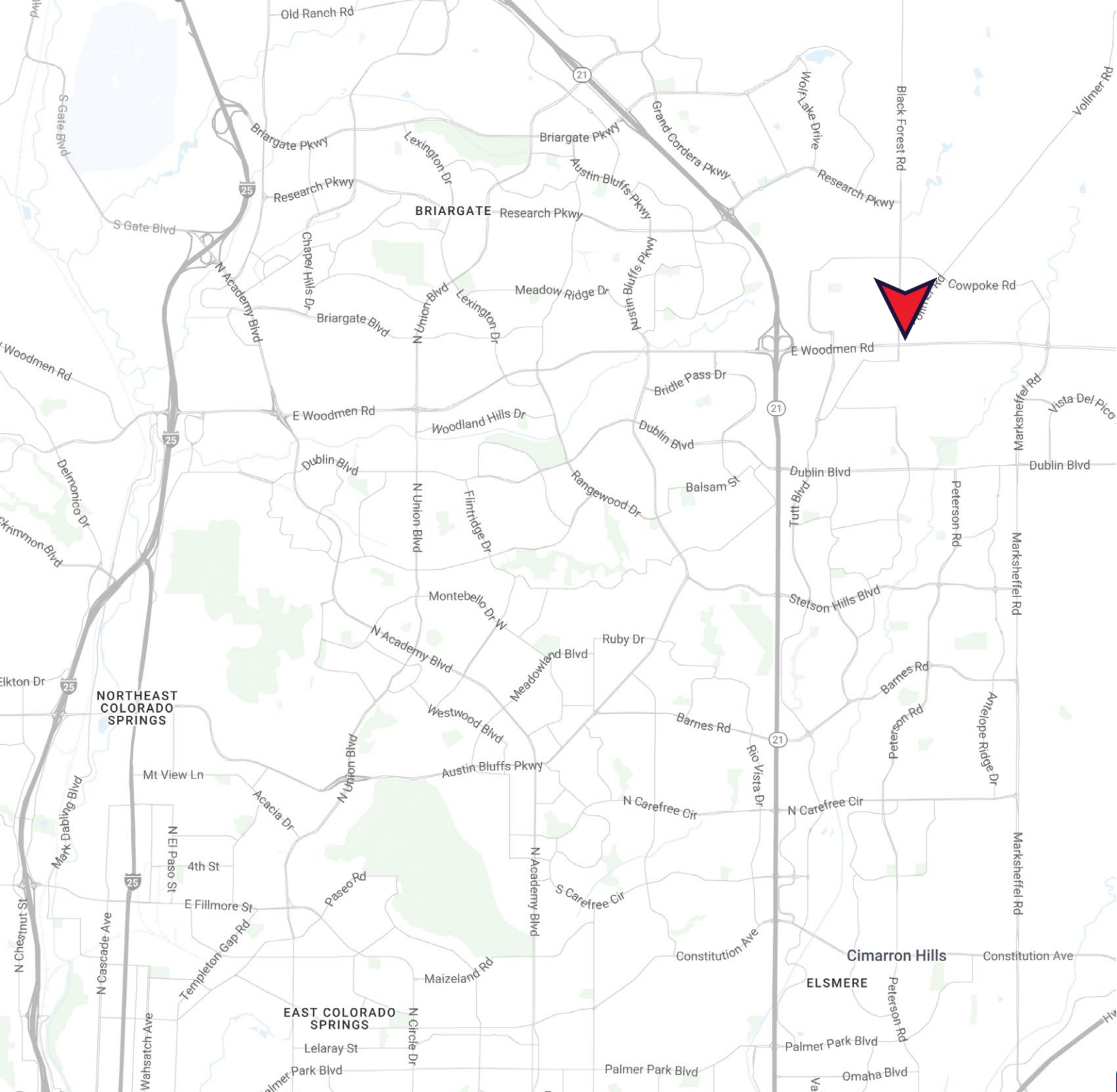


PLANNED AREA HOUSEHOLDS



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



**Colorado Springs
Commercial**

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