

1640-1680 LATTERS PT

COLORADO SPRINGS, CO 80920



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

PAD SITES | FOR SALE
IN BRIARGATE WITH I-25 VISIBILITY





SALE PRICE
CONTACT BROKER



ZONING
BP/CR HR

PAD SITES | FOR SALE

IN BRIARGATE WITH I-25 VISIBILITY

Average Daily Visits 8,000+



The Promenade Shops
at BRIARGATE



6232408007
1680 LATTERS PT
1.07 AC PAD

6232408006
1640 LATTERS PT
1.01 AC PAD

123,452 VPD

The Zeb
193 Units

Elements at
Briargate
300 Units

BRIARGATE PKWY

RESEARCH PKWY

EXPLORER DR



JOIN A PROVEN RETAIL TRADE AREA

YOUR IDEAL CUSTOMER LIVES HERE



DAYTIME EMPLOYMENT 3 MILE RADIUS

TOTAL BUSINESSES	4,842	47,252
Business Employment by Type	# of Businesses	# of Employees
Retail & Wholesale Trade	461	5,697
Hospitality & Food Service	276	5,753
Real Estate, Renting, Leasing	188	1,651
Finance & Insurance	479	4,143
Information	79	2,959
Scientific & Technology Services	399	2,962
Management of Companies	5	15
Health Care & Social Assistance	2,097	12,298
Educational Services	101	3,129
Public Administration & Sales	17	330
Arts, Entertainment, Recreation	55	412
Utilities & Waste Management	97	568
Construction	189	1,056
Manufacturing	52	2,926
Agriculture, Mining, Fishing	4	8
Other Services	343	3,345

AREA DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,776	7,692	22,629



POPULATION

1 MILE	3 MILES	5 MILES
4,065	19,757	59,136



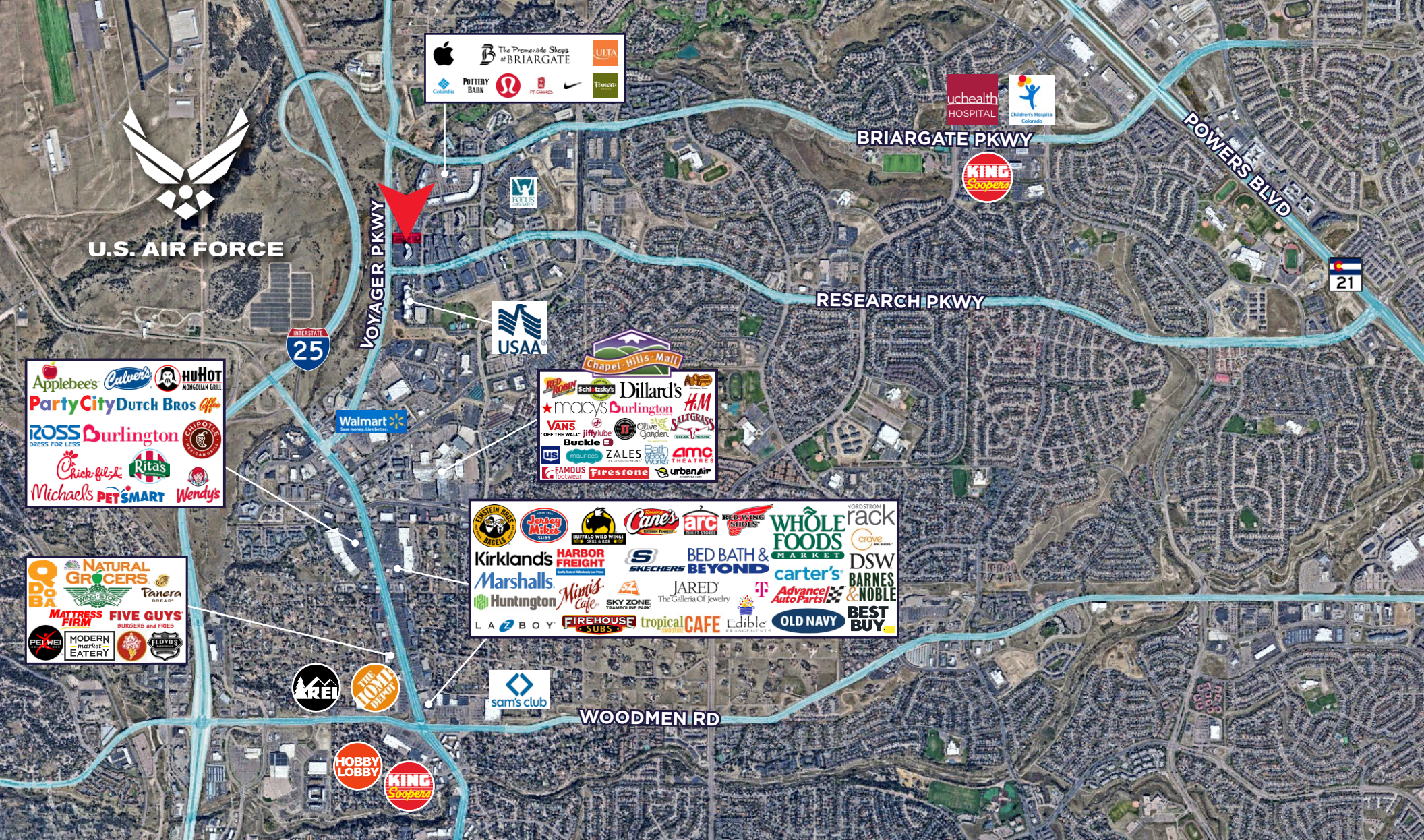
AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$100,151	\$121,950	\$120,920



TOTAL SPECIFIED CONSUMER SPENDING

1 MILE	3 MILES	5 MILES
\$58M	\$303.7M	\$895.9M



DAN RODRIGUEZ

Sr Managing Director

+1 719 418 4068

dan@coscommercial.com

PATRICK KERSCHER

Sr Managing Director

+1 719 418 4065

patrick@coscommercial.com



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.