

PAD SITES FOR SALE OR LEASE

THE MARKET AT SPRING CREEK

1650-1728 S CIRCLE DR. COLORADO SPRINGS, CO 80910



ZONING MX-M



COLORADO ENTERPRISE ZONE

HIGH-VISIBILITY PADS ON S. CIRCLE DR SALE OR LEASE IN A PROVEN RETAIL CORRIDOR

Plant your flag at The Market at Spring Creek (1650-1728 S. Circle Dr.) with two development-ready opportunities: Lot 1 -1.60 AC and Lot 2 - 2.33 AC. Both sites offer prominent exposure along S. Circle Dr with ~29,869 VPD, flexible MX-M zoning, and a location within the Colorado Enterprise Zone.

Enjoy convenient access near Union Blvd and Circle Dr and proximity to major retail anchors at Broadmoor Towne Center. Options to purchase or lease provide a straightforward path to deliver your next commercial or mixed-use project.



1.60 AC **PAD SITE**



LOT 1 6428100003

SALE PRICE PRICE PER SF \$418,176 \$6/SF



2.33 AC **PAD SITE**



6428100006, 6428111008



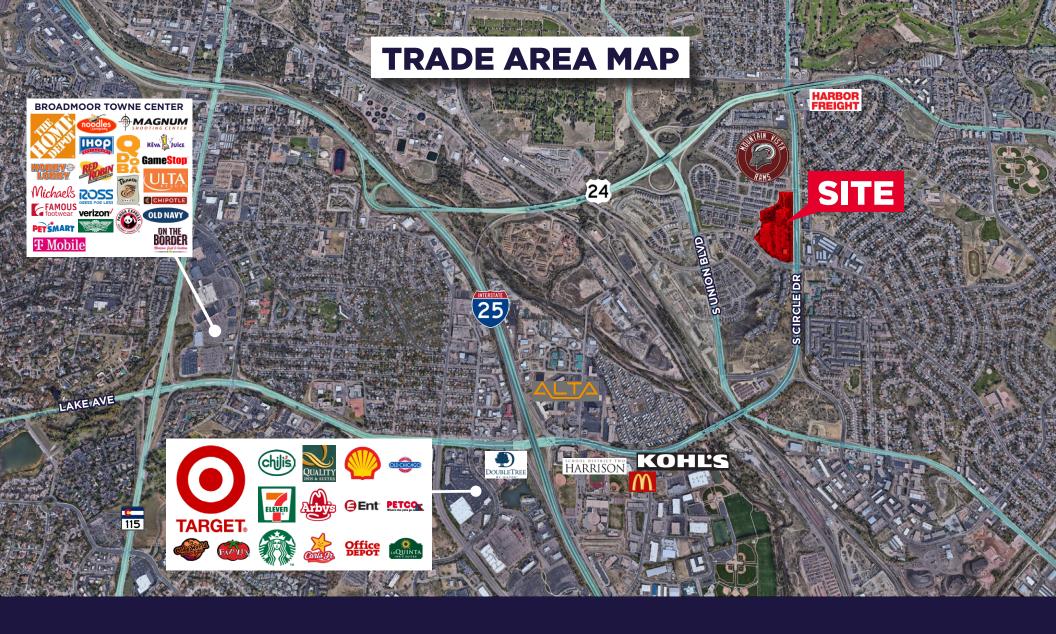
SALE PRICE \$811,952



PRICE PER SF \$8/SF







MARKET DEMOGRAPHICS



HOUSEHOLDS



POPULATION



AVERAGE HOUSEHOLD INCOME

6,703

17,023

51,372

3 MILES 5 MILES 126,017 245,335

98,893

LE

\$64,955

3 MILES 5 MILES \$67,434 \$79,393

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THE MARKET AT SPRING CREEK



Colorado Springs Commercial

DAN RODRIGUEZ

Sr. Managing Director +1 719 418 4068 dan@coscommercial.com

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