



Colorado Springs
Commercial

PAD SITES FOR SALE OR LEASE

THE MARKET AT SPRING CREEK

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



Gordon
FOOD SERVICE STORE



**DOLLAR
GENERAL**

1.60 AC PAD
LOT 1 | 6428100003

2.33 AC PAD
LOT 2 | 6428100006, 6428111008



S CIRCLE DR

29,869 VPD

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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
\$418,176



PRICE PER SF
\$6/SF



2.33 AC
PAD SITE

LOT 2
6428100006, 6428111008



SALE PRICE
\$811,952



PRICE PER SF
\$8/SF



TRADE AREA MAP



HARBOR FREIGHT



SITE

24

INTERSTATE 25

S UNION BLVD

S CIRCLE DR

ALTA

LAKE AVE

115



MARKET DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,703	51,372	98,893



POPULATION

1 MILE	3 MILES	5 MILES
17,023	126,017	245,335



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$64,955	\$67,434	\$79,393

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THE MARKET AT SPRING CREEK



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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