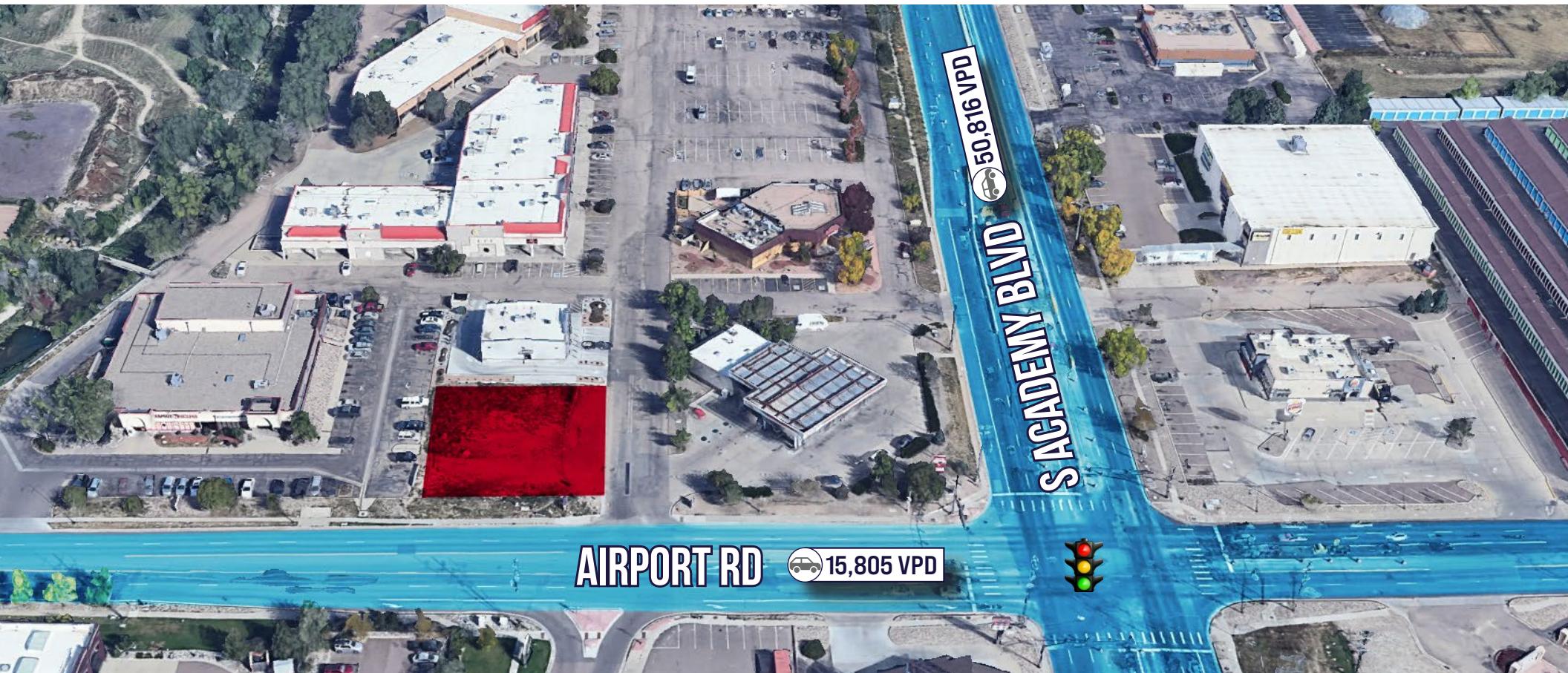




Colorado Springs
Commercial

3780 AIRPORT RD COLORADO SPRINGS, CO 80910



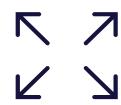
FOR SALE | 0.48 AC



SALE PRICE
\$553,320



PRICE PER SF
\$26.50/SF



SITE SIZE
0.48 AC



ZONING
PBC UV CU

3780 AIRPORT RD

Located at 3780 Airport Road in Colorado Springs, this ±0.48-acre parcel offers an excellent opportunity for an owner/user or developer seeking a highly visible site in a well-established commercial corridor. Positioned near the intersection of Airport Road and Academy Boulevard, the property benefits from strong traffic counts, outstanding exposure, and convenient access to one of Colorado Springs' primary north-south arterials.

With close proximity to downtown Colorado Springs, Peterson Space Force Base, and major retail and service amenities, the site is ideally suited for a variety of commercial uses. The parcel's visibility along the Academy Boulevard corridor makes it a strong candidate for users seeking signage presence and easy customer access in a high-demand area.

This is a rare chance to secure a strategically located infill land site with excellent connectivity and long-term development potential.

15,805 VPD

AIRPORT RD



S ACADEMY BLVD



50,816 VPD

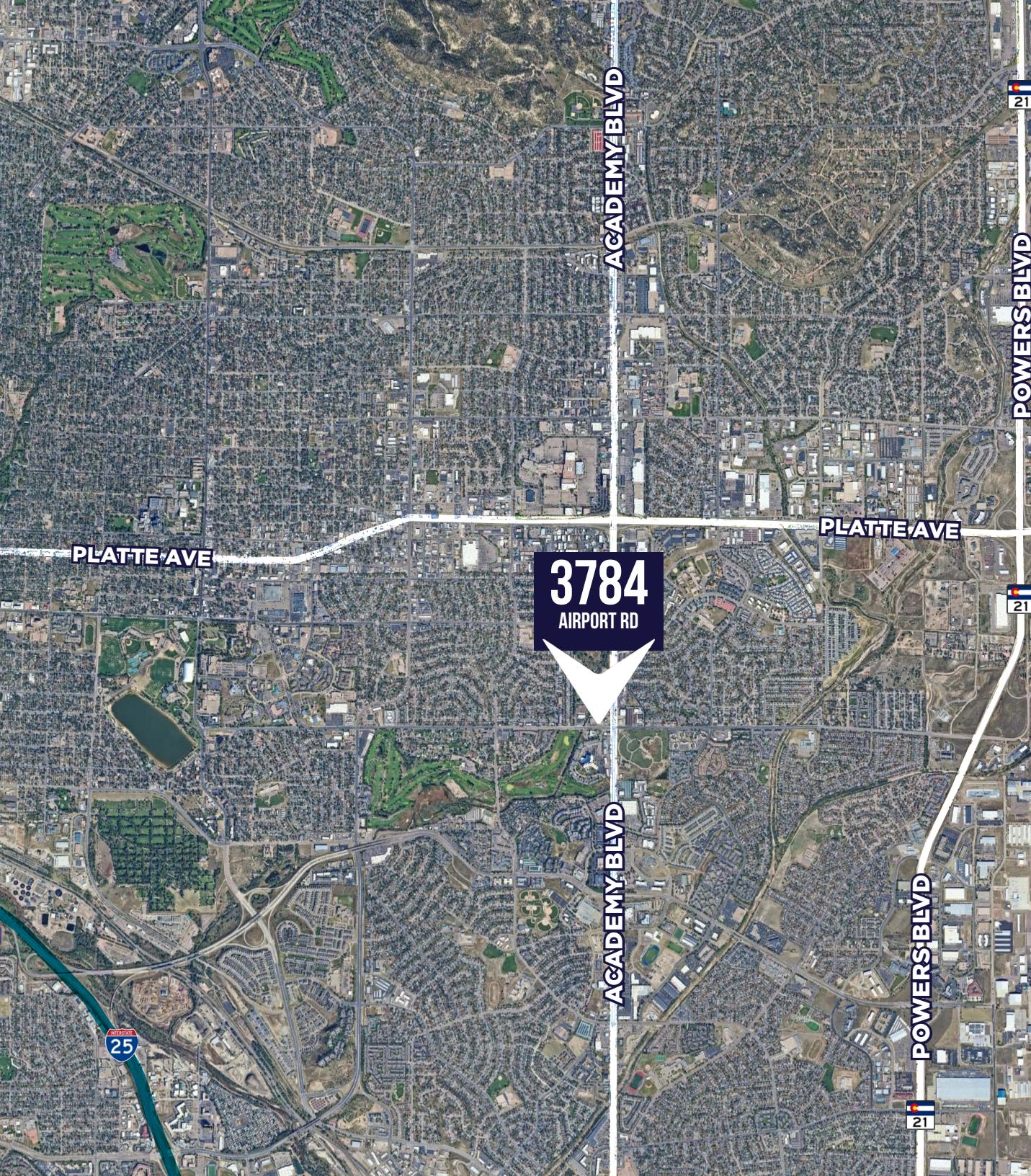


RUSKIN
Liquör



Rueblo Viejo
Authentic Family
Mexican Restaurant

N



DEMOCRAPHICS



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
	9,800	47,266	109,392



POPULATION

	1 MILE	3 MILES	5 MILES
	24,627	118,156	265,224



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
	\$57,118	\$62,651	\$72,076



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

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