



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# 3780 AIRPORT RD COLORADO SPRINGS, CO 80910



AIRPORT RD



15,805 VPD



50,816 VPD

ACADEMY BLVD

FOR SALE | 0.48 AC





# 3780 AIRPORT RD



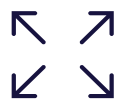
## **SALE PRICE**

\$553,320



## **PRICE PER SF**

\$26.50/SF



## **SITE SIZE**

0.48 AC



## **ZONING**

PBC UV CU

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.



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S ACADEMY BLVD 50,816 VPD



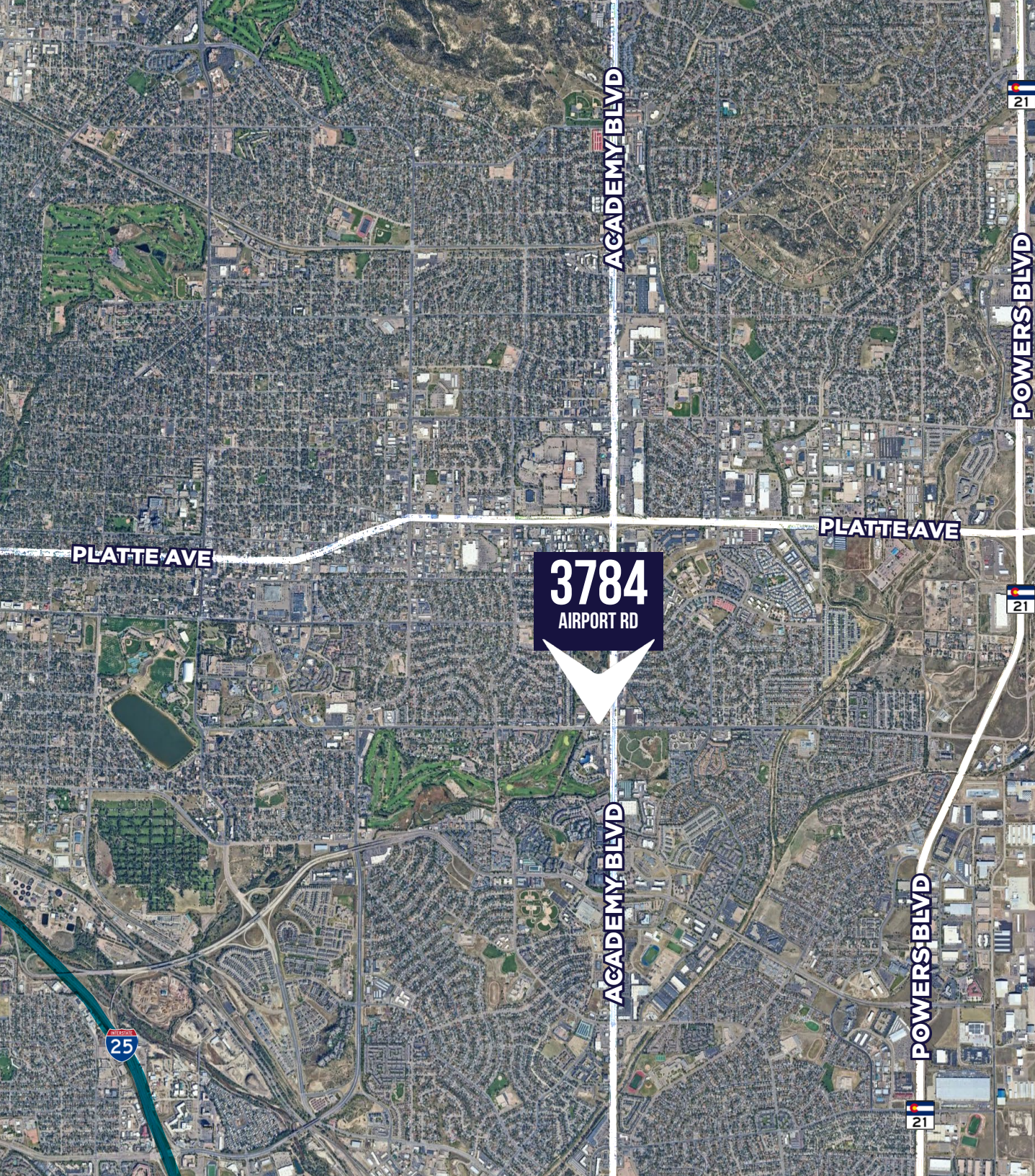
RUSKIN  
**Liquor**



*Pueblo Viejo*  
Authentic Family  
Mexican Restaurant







# DEMOGRAPHICS



## 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



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## AARON HORN

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