



Colorado Springs
Commercial

PRICE REDUCED \$435,680

3780 AIRPORT RD COLORADO SPRINGS, CO 80910



S ACADEMY BLVD
50,816 VPD

AIRPORT RD
15,805 VPD

FOR SALE | 0.48 AC



3780 AIRPORT RD



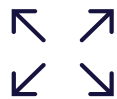
SALE PRICE

~~\$553,320~~ **\$435,680**



PRICE PER SF

~~\$26.50/SF~~ **\$20.83/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.

AIRPORT RD 15,805 VPD

AIRPORT RD



S ACADEMY BLVD 50,816 VPD

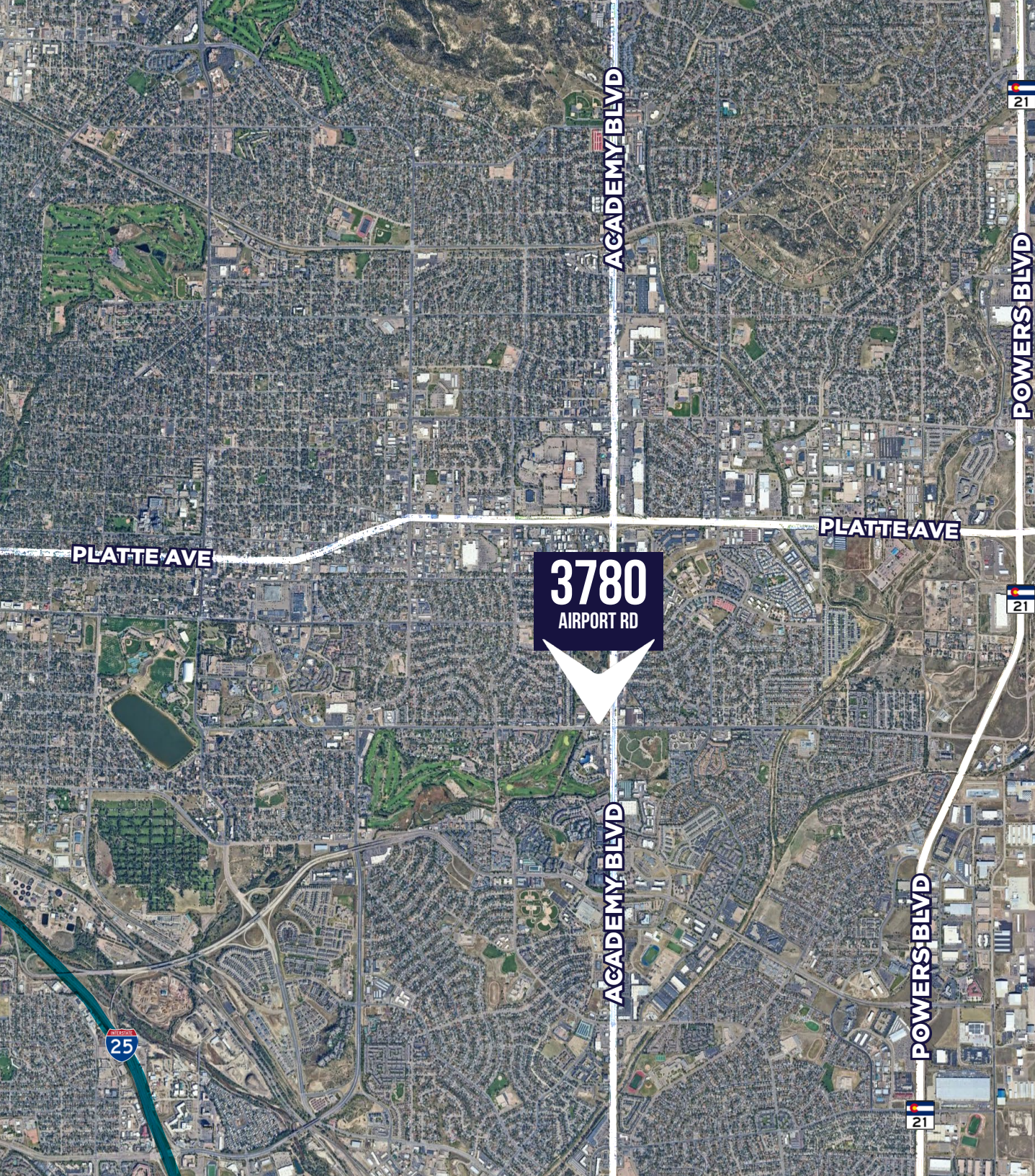


RUSKIN
Liquor



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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