



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

350 N UNION BLVD

COLORADO SPRINGS, CO 80909

FREESTANDING
RETAIL 15,518 SF

**FOR SALE
OR LEASE**



350 N UNION BLVD

COLORADO SPRINGS, CO 80909

350 N Union Boulevard offers a highly visible retail opportunity at the prominent intersection of Union Boulevard and East Platte Avenue, two of central Colorado Springs' major commercial arterials. The former Walgreens location benefits from excellent access, a signalized intersection, strong frontage, and exposure to approximately 60,000 vehicles per day, creating an ideal setting for retailers, medical users, service businesses, or other high-traffic concepts.

Situated within a well-established infill trade area, the property is surrounded by dense residential neighborhoods, major employers, medical facilities, retail, restaurants, and everyday services that generate consistent traffic throughout the day. The site also offers ample on-site parking, convenient ingress and egress, and strong connectivity throughout Colorado Springs via Union Boulevard, Platte Avenue/US 24, and nearby connections to the city's broader arterial network. With an established retail configuration and a central, easily accessible location, 350 N Union Boulevard presents a rare opportunity for a user seeking visibility, accessibility, and a strong surrounding customer base.



BUILDING SIZE
15,518 SF



ZONING
MX-M HR



SALE PRICE
\$4,000,000



LEASE RATE
CONTACT BROKER



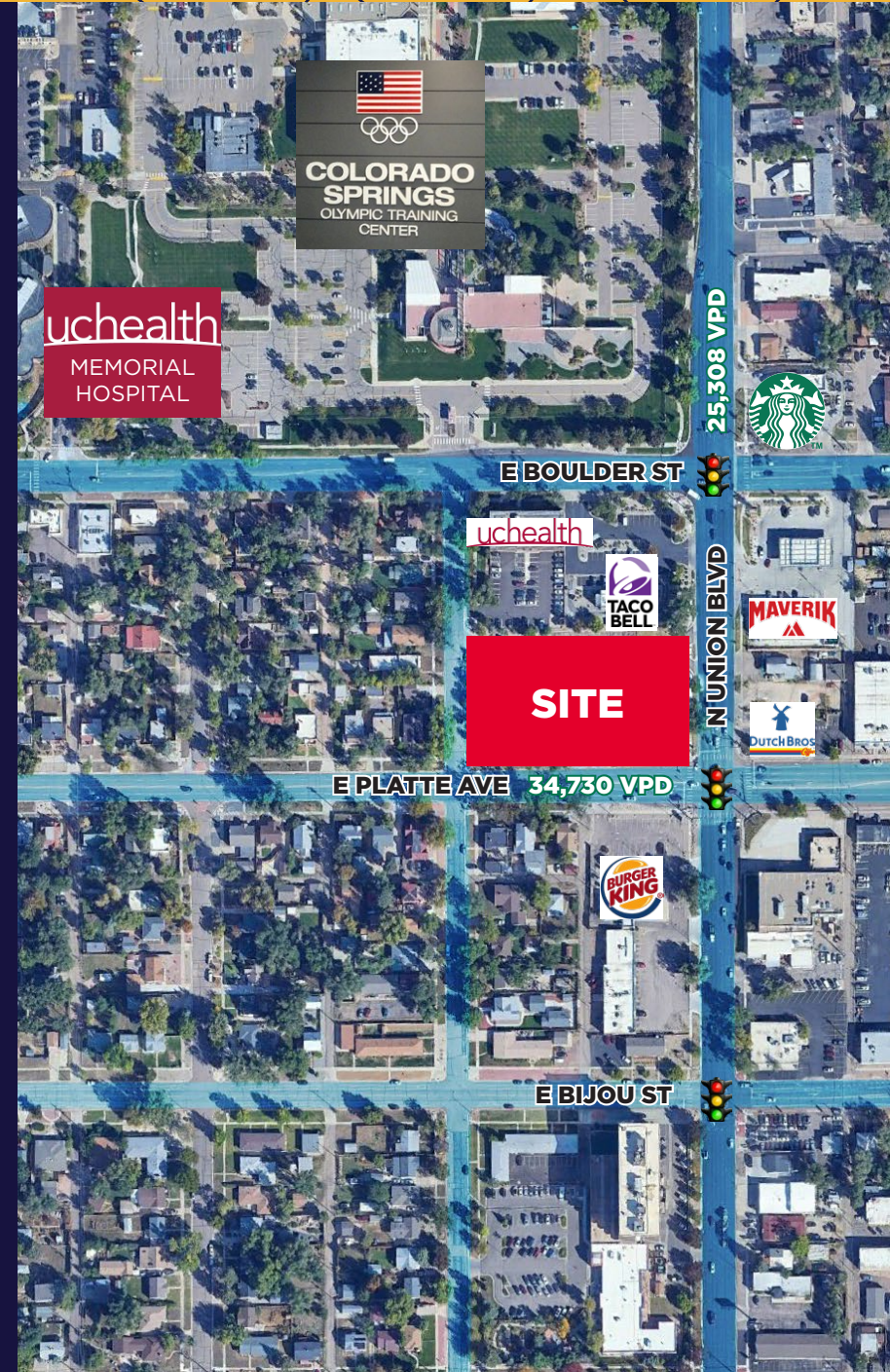
SITE AREA
1.69 AC



YEAR BUILT
2001

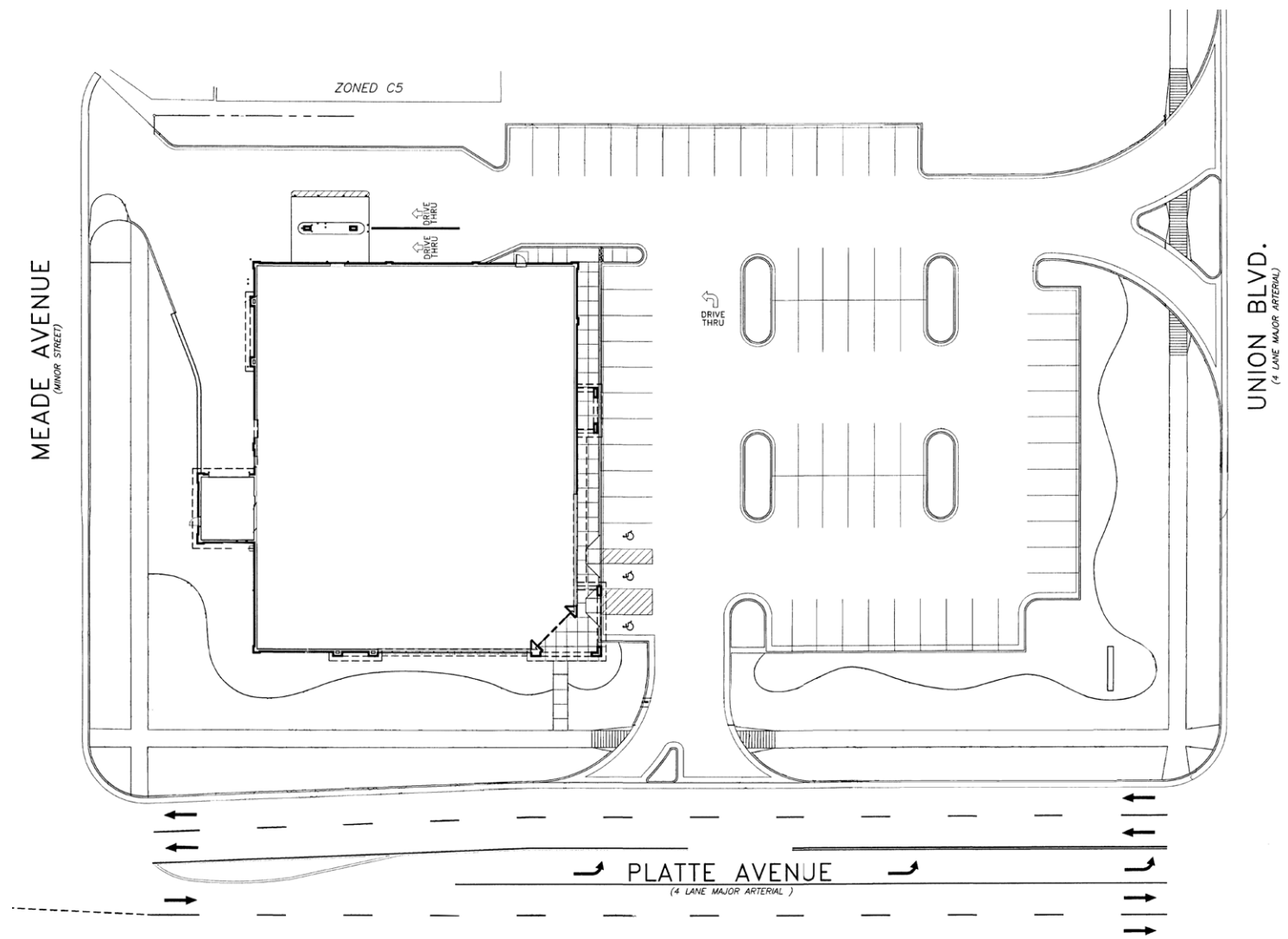


PARKING
4.89/1,000 RSF



350 N UNION BLVD
COLORADO SPRINGS, CO 80909

350



DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,712	53,652	114,582



POPULATION

1 MILE	3 MILES	5 MILES
13,808	122,788	270,996



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$84,009	\$81,774	\$89,362



**CUSHMAN &
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