CUSHMAN & WAKEFIELD | Colorado Springs Commercial



PADS FOR SALE

WOODMEN RD & MARKSHEFFEL RD

COLORADO SPRINGS, CO 80908

CONNECTED TO GROWTH. POSITIONED FOR OPPORTUNITY.

SERVING THE EXPANDING WOODMEN ROAD & MARKSHEFFEL CORRIDOR

8036 Carmela Grove and 7535 Mulberry Wood Drive offer two commercial development parcels totaling approximately ±4.49 acres within the established Shiloh Mesa Commercial Center in northeast Colorado Springs. Located near Woodmen Road and Marksheffel Road, the properties are positioned along a major east-west corridor connecting the growing communities of Falcon, Peyton and Black Forest with Powers Boulevard and central Colorado Springs.

The surrounding trade area continues to experience substantial residential and commercial growth, supported by expanding neighborhoods, increasing traffic volumes and new retail development. Nearby businesses include Starbucks, McDonald's, Taco Bell, AutoZone, Big O Tires and other established retailers and service providers. Continued development throughout Sterling Ranch and the Woodmen Road corridor is bringing additional rooftops and commercial activity, further strengthening the area's long-term potential.

With convenient access to Woodmen Road, Marksheffel Road and Powers Boulevard, these parcels present an opportunity for developers, investors and commercial users seeking to establish a presence in an expanding northeast Colorado Springs trade area.

FOR SALE

BULK SALE DISCOUNT

ZONING
PDZ-AO

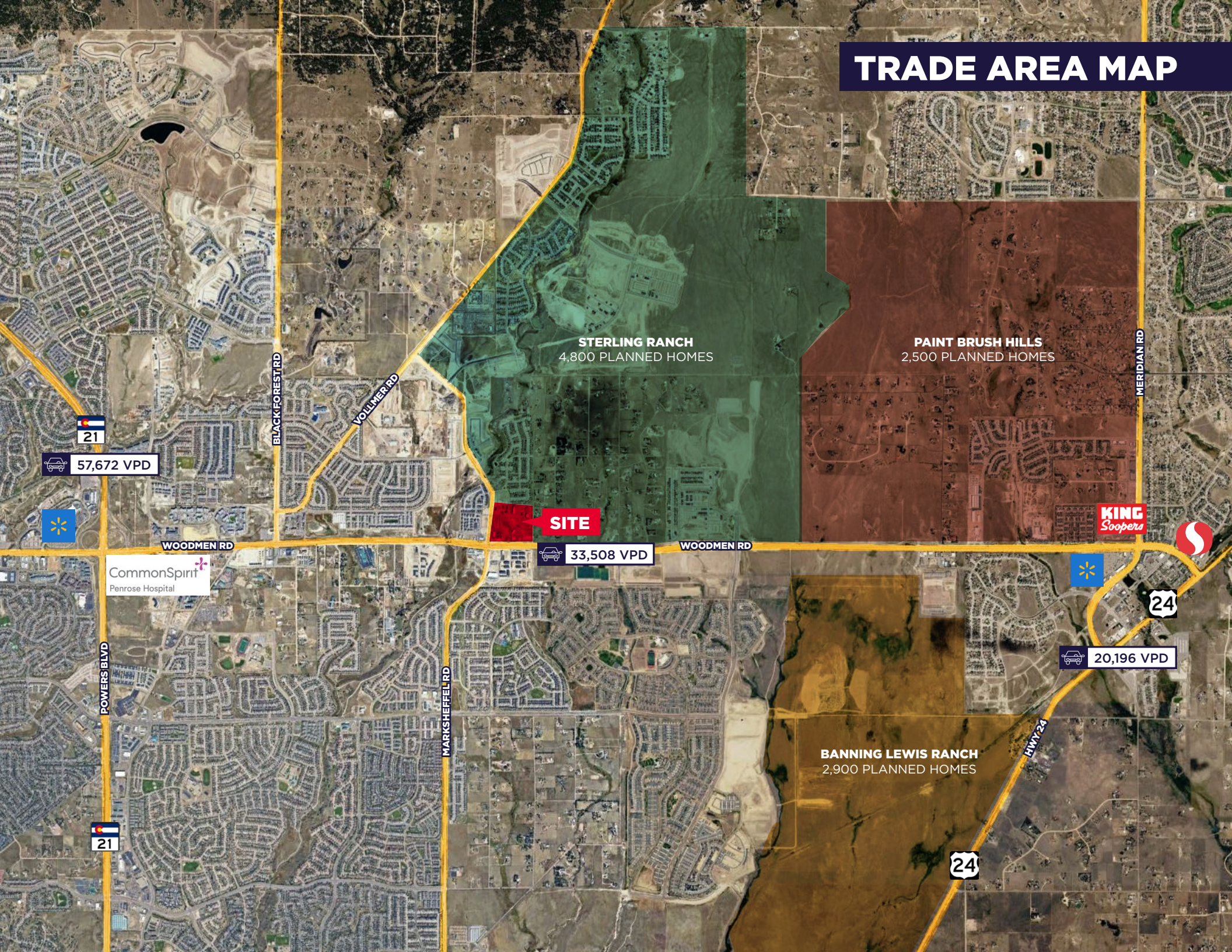
SALE PRICE
8036 CARMELA GRV
$18/SF ($2,454,000)

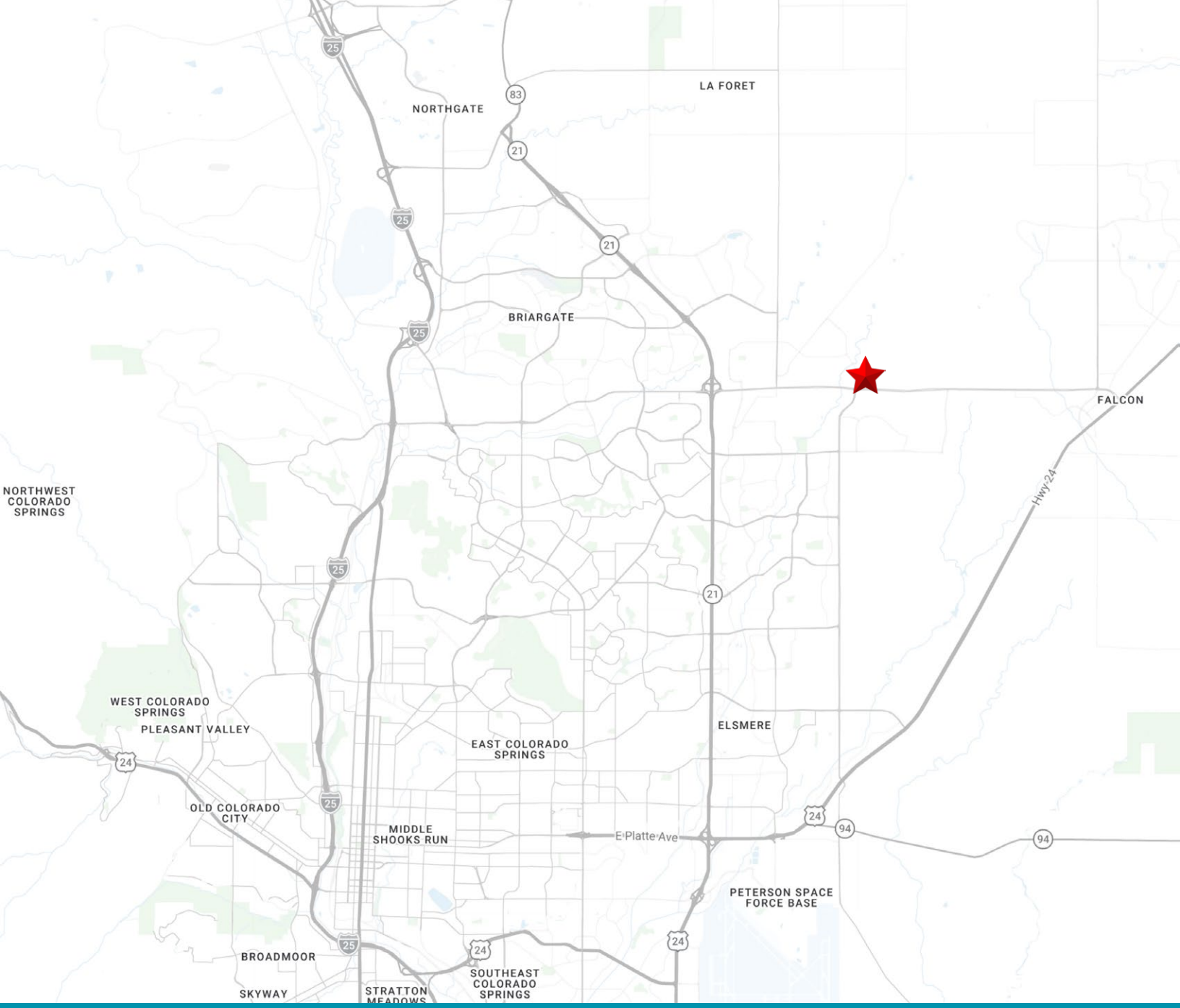
SALE PRICE
7535 MULBERRY WOOD DR.
$17/SF ($1,007,000)

SHILOH MESA

WOODMEN RD & MARKSHEFFEL RD




TRADE AREA MAP
STERLING RANCH
4,800 PLANNED HOMES
PAINT BRUSH HILLS
2,500 PLANNED HOMES
BANNING LEWIS RANCH
2,900 PLANNED HOMES
SITE
21
57,672 VPD
BLACK FOREST RD
VOLLMER RD
MERIDIAN RD
WOODMEN RD
33,508 VPD
WOODMEN RD
CommonSpirit
Penrose Hospital
KING Soopers
24
20,196 VPD
POWERS BLVD
MARKSHEFFEL RD
HWY 24
21
24



DEMOGRAPHICS

POPULATION

1 MILE	2 MILES	3 MILES
7,549	27,673	58,652

AVERAGE HOUSEHOLD INCOME

1 MILE	2 MILES	3 MILES
$152,615	$150,468	$144,718

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

DAN RODRIGUEZ
Sr Managing Director
+1 719 418 4068
dan@coscommercial.com

PATRICK KERSCHER
Sr Managing Director
+1 719 418 4065
patrick@coscommercial.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.