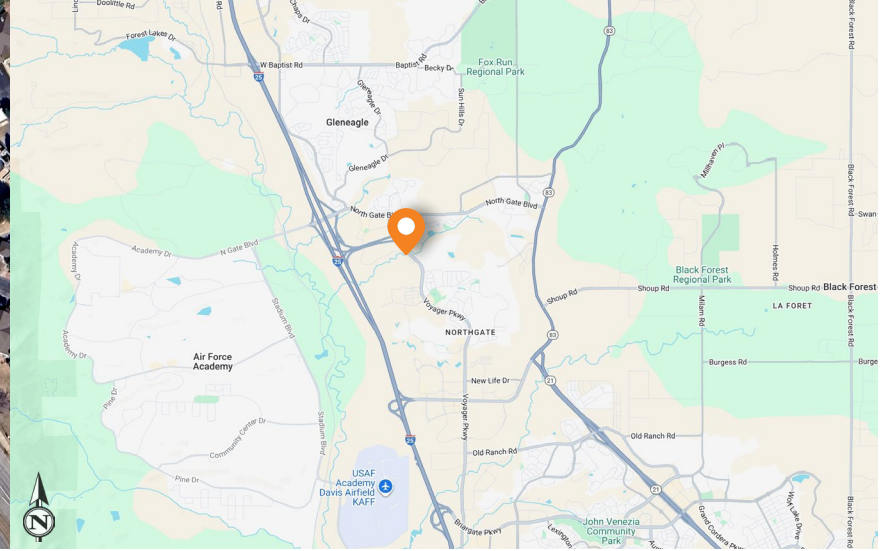
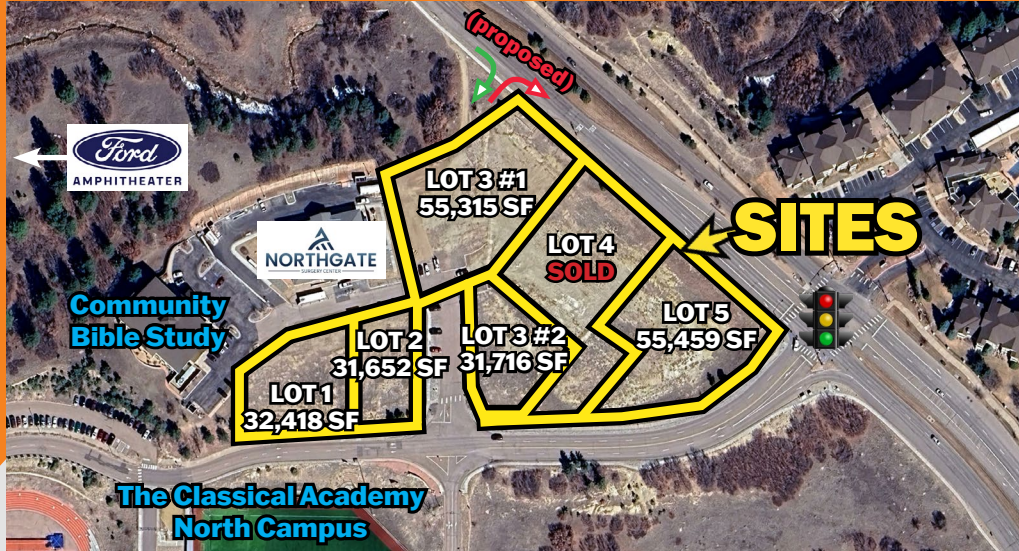


COMMERCIAL PADS POLARIS POINTE

VOYAGER PKWY & POWERS BLVD | COLORADO SPRINGS



AVAILABLE

LOT 1 - 32,418 SF
LOT 2 - 31,652 SF
LOT 3 #1 - 55,315 SF
LOT 3 #2 - 31,716 SF
LOT 4 - **SOLD**
LOT 5 - 55,459 SF

ALLEN LAMPERT

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gkaufman@kcreadvisors.com

PROPERTY HIGHLIGHTS

- Finished Commercial Lots
- Great Visibility and Access
- Retail and Commercial Uses Allowed
- Call Broker for Pricing

VIBRANT TRADE AREA

POLARIS POINTE:



U.S. AIR FORCE ACADEMY : Over 3,000 staff/ students

The Classical Academy : Over 2,600 staff/ students

TRAFFIC COUNTS

On Interstate 25 north of North Gate Blvd	108,395 CPD
On Interstate 25 south of North Gate Blvd	124,840 CPD
On North Gate Blvd east of Interstate 25	11,312 CPD
On Voyager Pkwy south of North Gate Blvd	15,068 CPD

Source: CDOT 2025

DEMOGRAPHICS	5 MIN	10 MIN	15 MIN
POPULATION	15,530	44,644	111,136
AVERAGE HH INCOME	\$188,937	\$181,149	\$170,094
EMPLOYEES	8,195	22,400	58,625

Source: Applied Geographic Solutions, 2025 Estimates

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RETAIL BROKERAGE

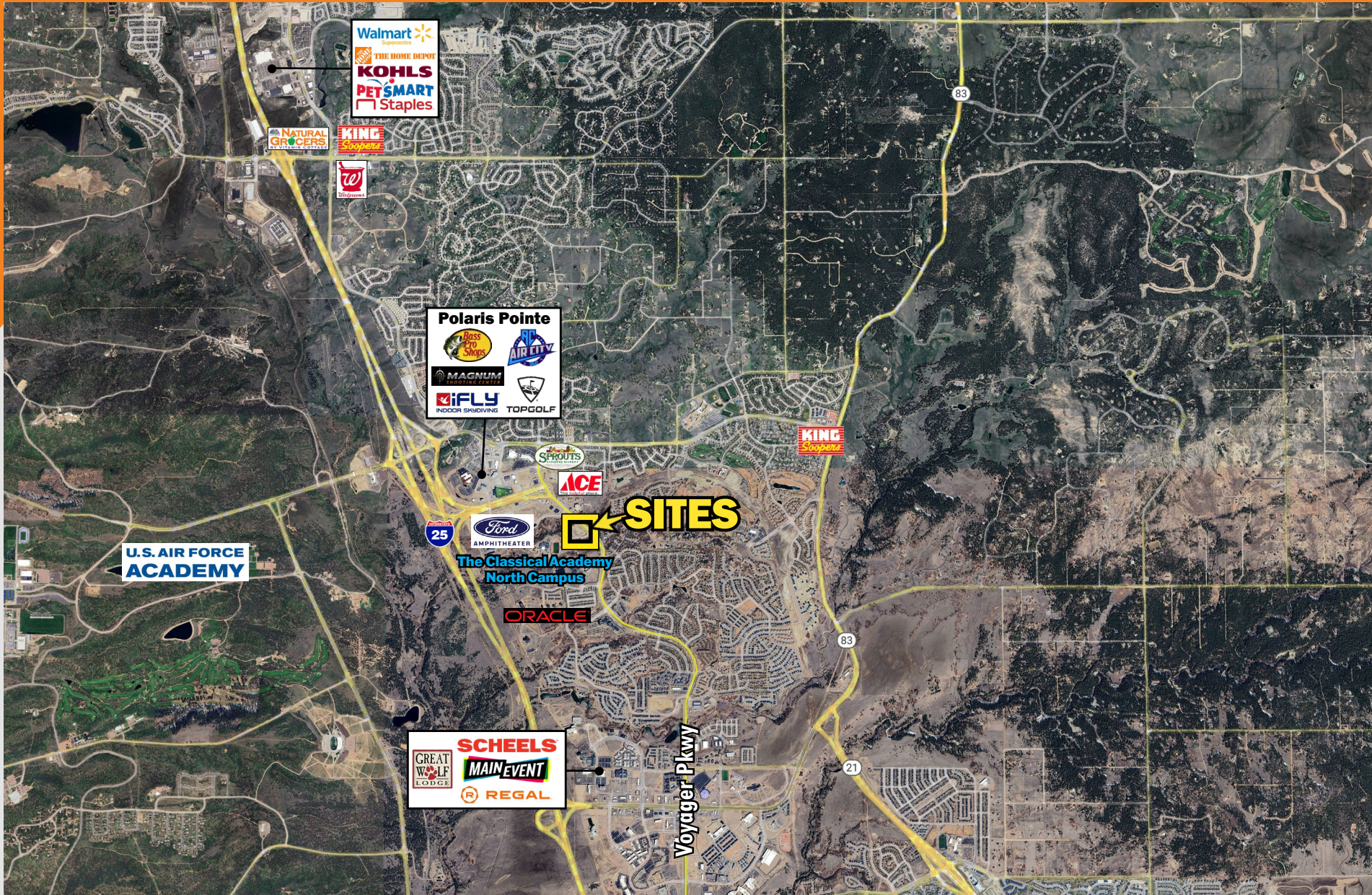


COMMERCIAL PADS

POLARIS POINTE

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