

RETAIL PAD SITES FOR SALE

AT MONUMENT JUNCTION

1590 Laughing Lab Way
& 17890 Fat Tire Drive
Monument, Colorado 80132



*PROPERTY LINES ARE APPROXIMATE



PROPERTY DESCRIPTION

- SWC HWY 105 & Jackson Creek Parkway
- Excellent visibility from I-25
- Ideal users include retail, restaurant, coffee, and dental / medical offices
- Sites are in a Colorado Enterprise Zone
 - This provides tax credits and incentives to existing and relocating businesses



PRICE

CONTACT BROKERS



LOT SIZES

1.6 & 2.4 AC



ZONING

PDZ

(Planned Development Zone)

Michael Suggs | **Principal**

719.338.4555
suggs@highlandcommercial.com

Craig Anderson | **Principal**

719.963.6203
anderson@highlandcommercial.com

NAIHighland



DRIVE TIMES

I-25	3 min
Downtown COS	23 min
COS Airport	35 min
Downtown Denver	54 min
DEN Airport	54 min

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NAIHighland

2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

719.577.0044

www.highlandcommercial.com

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