

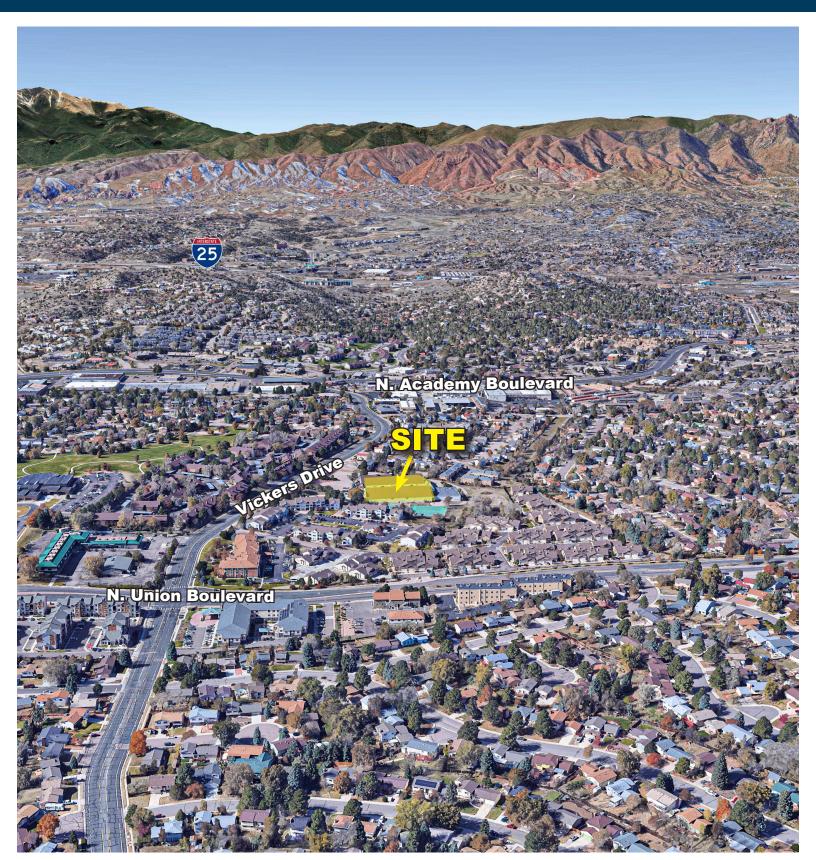
## **FOR LEASE / FOR SALE**

THE FARM - ATHLETIC PERFORMANCE CENTER 2660 VICKERS DRIVE, COLORADO SPRINGS, CO 80918

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Building Size: 83,377 SF	•
Available Space:	
• Pool Space - 2140 SF +/-	

• Space A - 948 - 2,900 SF +/-

• Space B - 5,268 SF +/-• Space C - 5,750 SF +/-

• Space D - 19.244 SF +/-

For Sale: Call Broker for Pricing **Lease Rates:** Call Broker for Pricing

Lot Size: 7.25 AC Zoning: R5 CU UV Year Built: 1974 Parcel ID: 63164-12-153 **Tax Schedule No:** 6316412153

## **NOTES:**

• Ample on-site parking

• Plug & Play sports entertainment venue

• Existing restaurant/bar, swimming pool, locker rooms, and weight room facilities

Demographics			
	1 Mile	3 Mile	5 Mile
Population			
2019 Est. Population	17,551	111,468	266,357
Households			
2019 Est. HHs	7,200	45,740	106,335
2019 Est. Avg. HH Income	\$86,546	\$89,769	\$92,532
	5 Min	10 Min	15 Min
Drive Times			
2019 Est. Population	14,351	92,991	249,152
2019 Est. HHs	6,065	38,653	101,146
2019 Est. Avg HH Income	\$89,236	\$87,379	\$89,392



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