

FOR SALE

3040 W. Colorado Avenue

COLORADO SPRINGS, CO 80904

RETAIL

WEST SIDE PROPERTY AVAILABLE

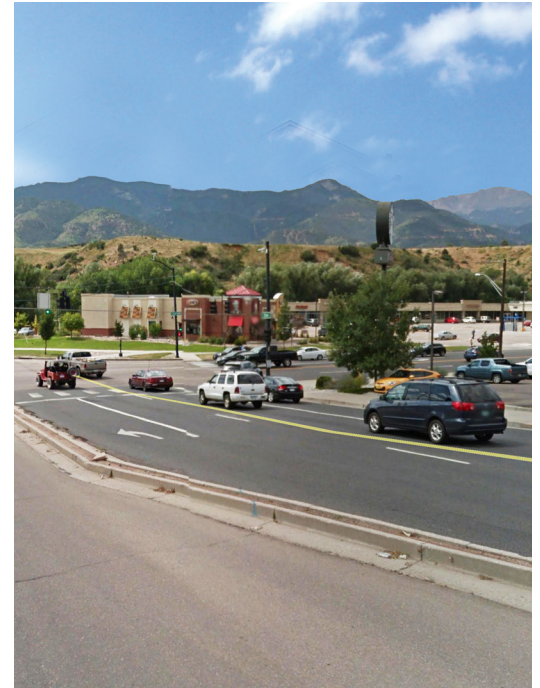


RARE OPPORTUNITY

TO OWN A WEST SIDE BUILDING

Don't miss this chance to own a west side property in a prime location with amazing mountain views. Situated near the corner of West Colorado Avenue and South 31st Street, this location will go fast. The property has great visibility along this heavily-trafficked tree-lined thoroughfare in Old Colorado City. With easy access into the mountains or straight into downtown, this building is surrounded by national credit retailers, restaurants and more. This is the place to be!

- + Price: \$260,000
- + Building: 1,717 SF
- + Land: 3,840 SF
- + Zoning: C5
- + Built: 1955
- + Parking Spaces: 3

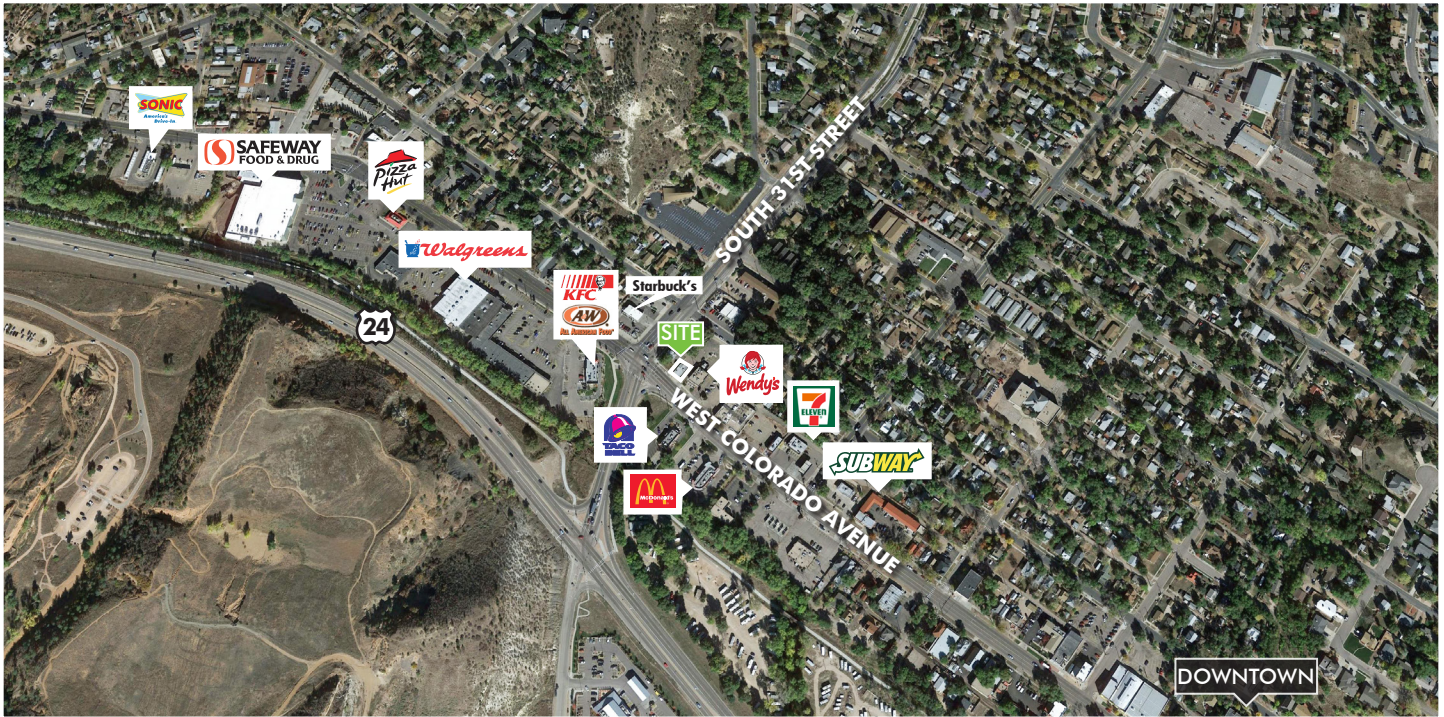


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2016 Demographics

	1 Mile	3 Mile	5 Mile
Population	8,348	48,220	123,447
Average HH Income	\$66,507	\$65,279	\$63,739
Households	4,070	23,396	59,534

Traffic Counts

South 31st Street at West Colorado Avenue	38,000
Midland Expressway Way at South 26th Street	34,000

Source: Nielsen Project ID: 74397

CONTACT

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