

COMMERCIAL LOT FOR SALE MONUMENT LOT



805 BAPTIST ROAD, COLORADO SPRINGS, COLORADO 80921



FOR SALE

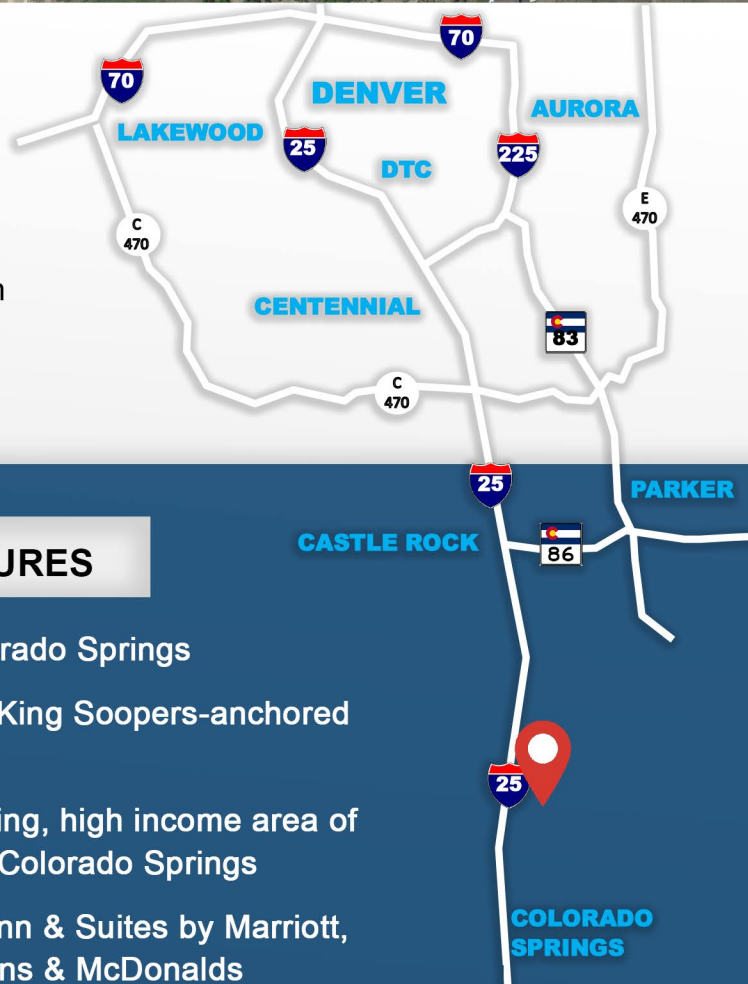
1.08 ACRES

\$750,000.00

Colorado Springs, Colorado

PROPERTY INFORMATION

- Land Size: 1.08 Acres m/l
- Price: \$750,000.00 (\$15.94 P.S.F.)
- Property Taxes: \$8,021.90 / YR
- Zoning: Commercial / Auto
- Water / Sanitation: Woodmoor Water & Sanitation
- Gas / Electric: IREA / Black Hills Energy
- City / County: Monument / El Paso
- Frontage: 185' Struthers Road



PROPERTY FEATURES

- Located north of Colorado Springs
- Situated across from King Soopers-anchored shopping center
- Location serves growing, high income area of Monument & north of Colorado Springs
- Adjacent to Fairfield Inn & Suites by Marriott, Chase Bank, Walgreens & McDonalds

NICK BEACH

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MITCH TREVEY

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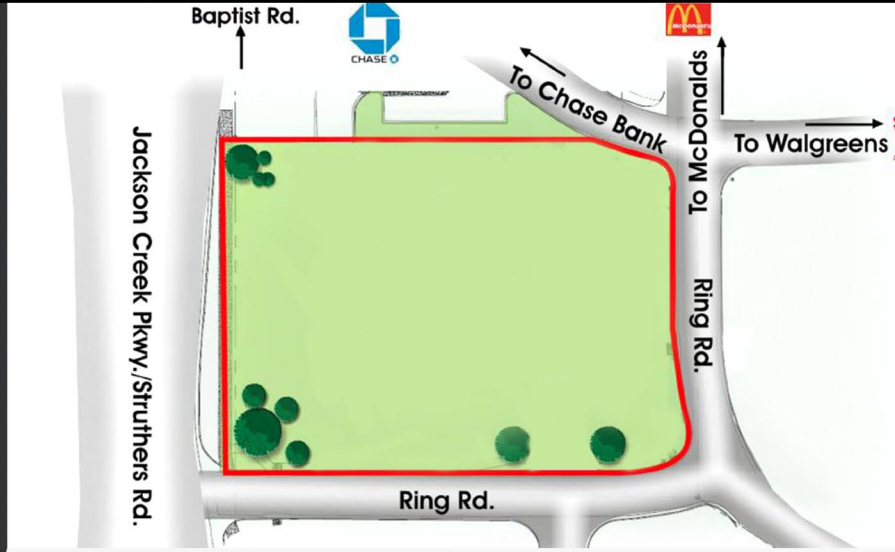
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DEMOGRAPHICS

2019 POPULATION	1 MILE - 4,348
	3 MILES - 22,558
	5 MILES - 48,198
2024 POPULATION	1 MILE - 5,215
	3 MILES - 25,042
	5 MILES - 52,265
H.H. INCOME	1 MILE - \$151,762
	3 MILES - \$136,909
	5 MILES - \$143,292



TRAFFIC COUNTS

ANNUAL AVERAGE DAILY TRAFFIC
 Approx. 11,000 VPD on Baptist Road
 Approx. 8,000 VPD on Struthers Road

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