

COMMERCIAL LOT FOR SALE

511 ARRAWANNA LOT

511 ARRAWANNA STREET, COLORADO SPRINGS, CO 80909



TREVEY
COMMERCIAL
REAL ESTATE

PRICE REDUCED!



PROPERTY FEATURES

- Prime Automotive Lot For Sale
- Finished Lot with 1,000 SF Office Building
- Wide Range of Commercial & Automotive Services Permitted
- Water & Sewer Tap Included
- Adjacent to Walmart Super Center
- Excellent Visibility from E. Platte Avenue
- Easy Access to all Major Routes, the Colorado Springs Airport and Downtown Colorado Springs

PROPERTY DETAILS

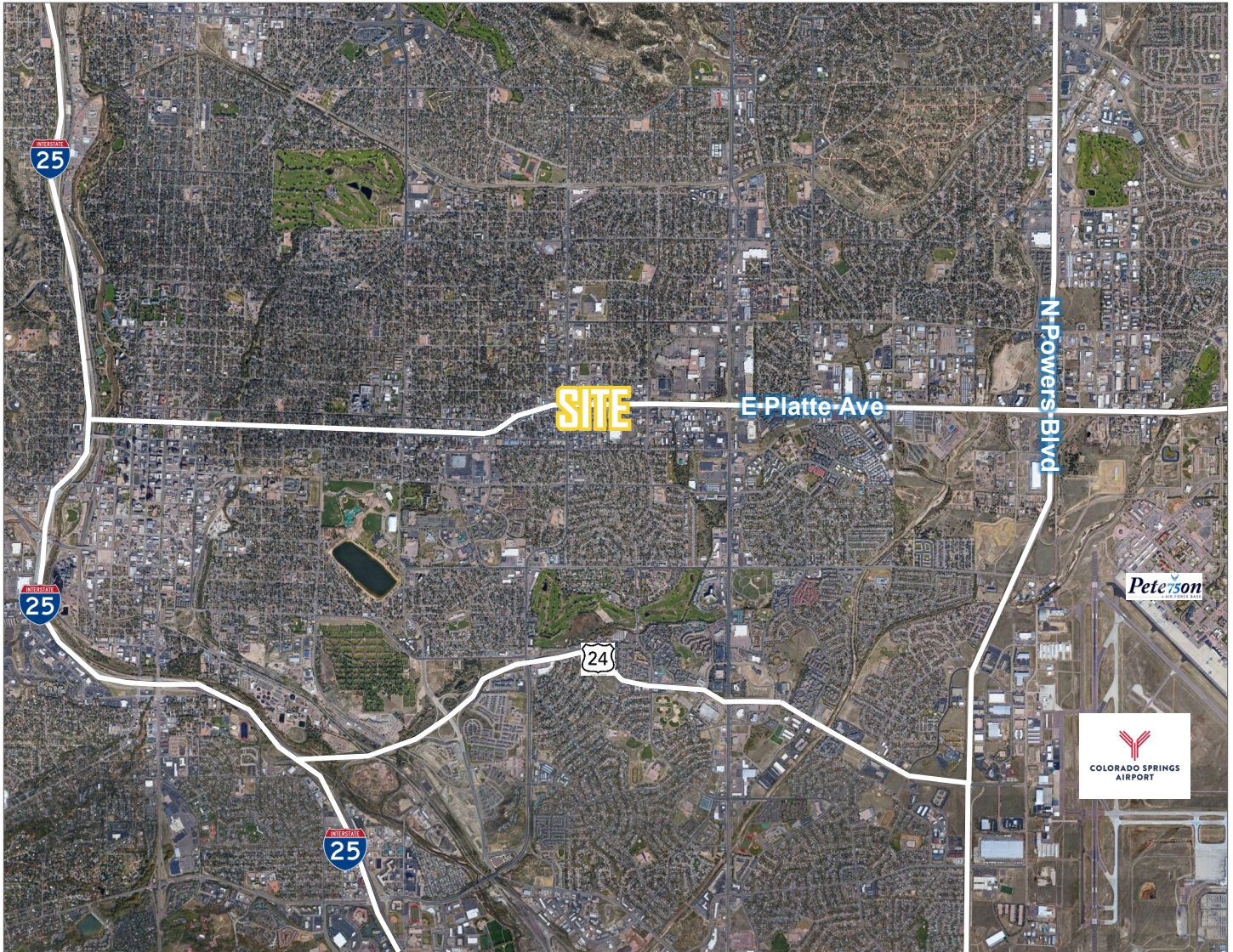
LAND SIZE	±35,100 SF
BUILDING SIZE	±1,000 SF
PRICE	\$450,000.00 \$650,000.00
TAXES	\$16,840.58 (2022)
Y.O.C.	1955
ZONING	M-1
UTILITIES	CSU
CITY / COUNTY	Colorado Springs / El Paso

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

NICK BEACH
nbeach@trevey.com
C: 719-237-0880
O: 303-841-1400

HEATH HONBARRIER
heath@trevey.com
C: 720-252-0144
O: 303-841-1400

REGIONAL MAP



2022 DEMOGRAPHICS

Radius	Population	Avg. HH Income	Median Home Value
2 Mile	71,479	\$57,954	\$238,722
5 Mile	286,625	\$69,263	\$260,703
10 Mile	591,171	\$87,604	\$302,924

TRAFFIC COUNTS

Average
Approx. 132,000 VPD along Interstate 25 at Highway 24
Approx. 41,000 VPD on E. Platte Ave. at N. Circle Dr.
Approx. 34,000 VPD on E. Platte Ave. at Arrawanna St.



TREVEY COMMERCIAL
 10510 Dransfeldt Rd, Suite 100
 Parker, Colorado 80134
 303-841-1400 | www.trevey.com

NICK BEACH
 nbeach@trevey.com
 C: 719-237-0880
 O: 303-841-1400

HEATH HONBARRIER
 heath@trevey.com
 C: 720-252-0144
 O: 303-841-1400

[CLICK HERE TO DOWNLOAD THE CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.