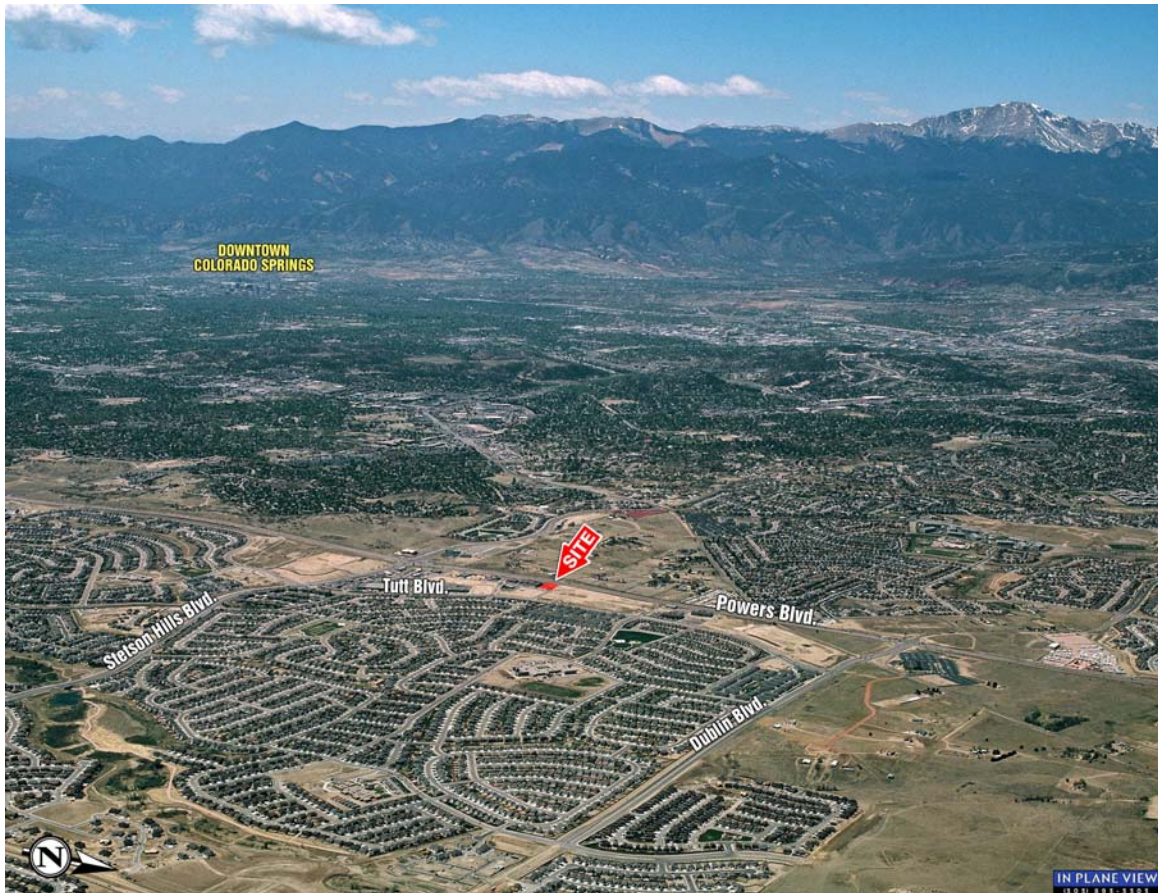


# BUILD TO SUIT GROUND LEASE OR PURCHASE

## COMMERCIAL PAD SITE AVAILABLE

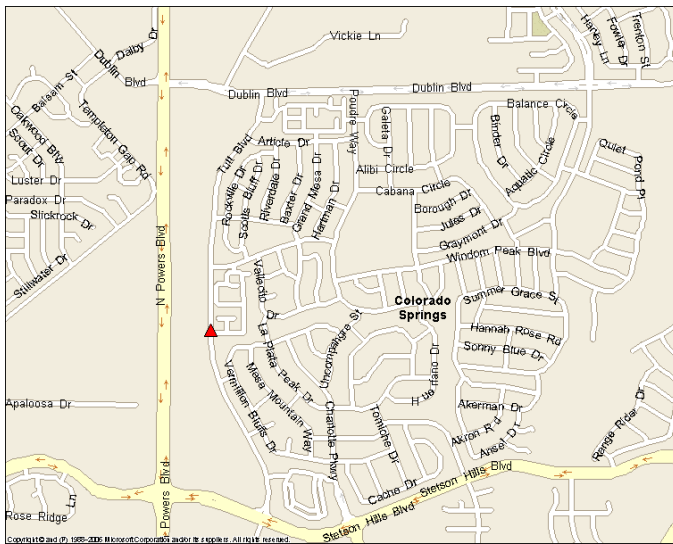
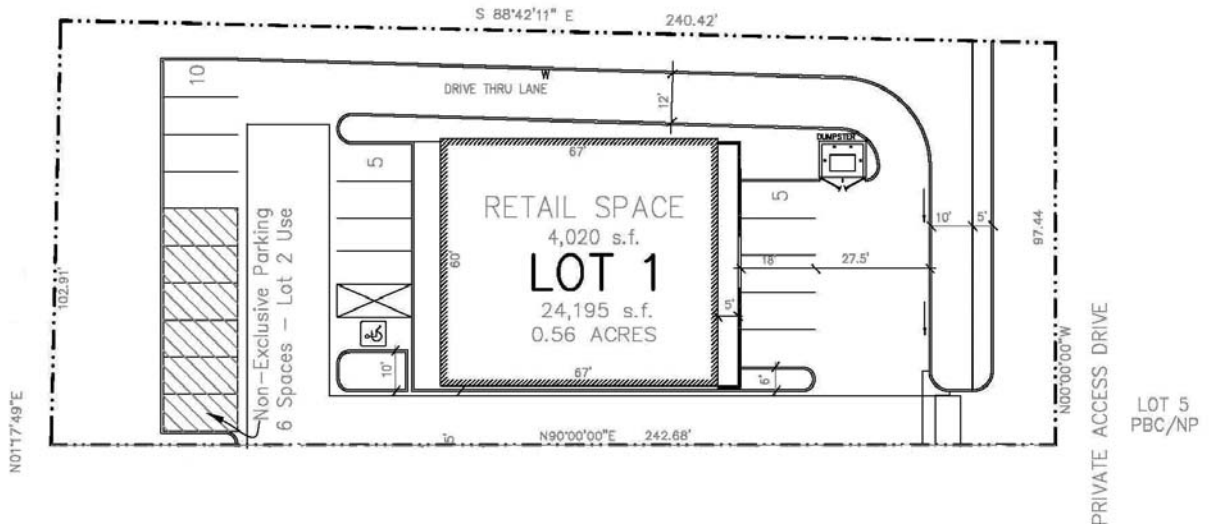


## Powers Boulevard and Stetson Hills Boulevard Colorado Springs, CO

### PROPERTY FEATURES

- Size: 24,195 s.f. (.56 acres)
- Excellent exposure to Powers Boulevard
- Fastest growing area in Colorado Springs
- Surrounded by residential and commercial growth
- Adjacent to King Soopers Anchored Center
- Great co-tenancy including: Firestone, Wendy's, First Bank, Arby's, Advanced Auto Parts, Jiffy Lube and Just Brakes
- Allowed Uses: Retail, restaurant, automotive, general commercial
- Zoning: PBC (Planned Business Commercial)

SITE PLAN



← Location Map

**FOR MORE INFORMATION  
PLEASE CONTACT**

**JEFF HALLBERG**

[jeff@peregrinegroup.net](mailto:jeff@peregrinegroup.net)

**303.832.1377**

PEREGRINE BROKERAGE  
1580 Lincoln Street, Suite 770  
Denver, CO 80203

**DEMOGRAPHIC INFORMATION**

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	13,297	97,933	189,579
AVG. HOUSEHOLD INCOME	\$79,821	\$73,175	\$68,108

**TRAFFIC COUNT**

- 2006 Traffic Count at Powers Blvd. & Stetson Hills . . . . . 33,075 Cars/Day (On Powers)
- 2006 Traffic Count at Stetson Hills & Powers Blvd . . . . . 10,475 Cars/Day (On Stetson)

PEREGRINE BROKERAGE LLC

