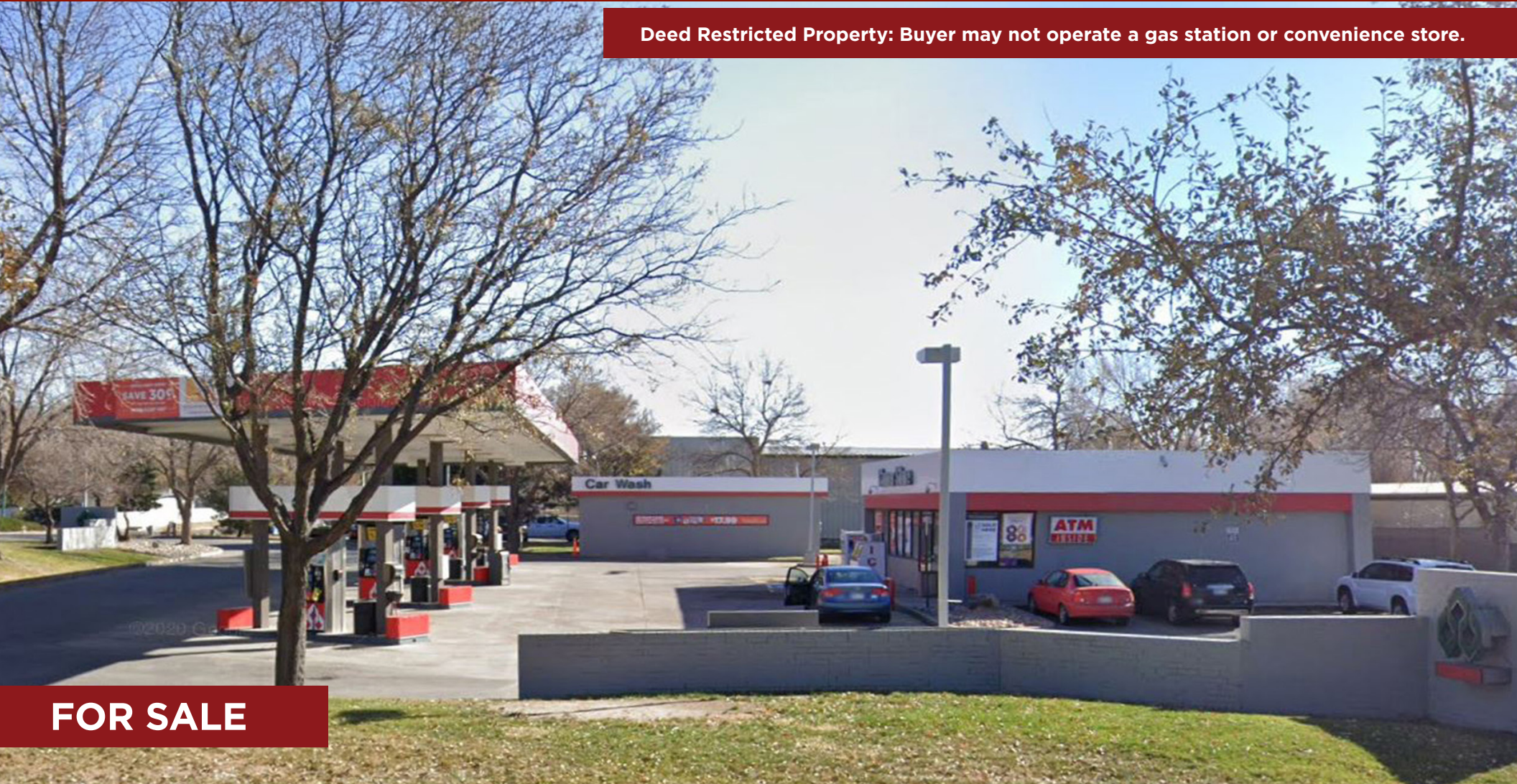


4825 GALLEY RD.

Colorado Springs, CO 80915

1,672 SF RETAIL, FORMER GAS STATION & CONVENIENCE STORE

Deed Restricted Property: Buyer may not operate a gas station or convenience store.



FOR SALE

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AERIAL MAP

ABOUT THE PROPERTY

This property, located at 4825 Galley Road in Colorado Springs, offers a versatile retail opportunity, previously utilized as a convenience store. The site features excellent visibility, ample parking, and adaptable square footage suited for a variety of retail or service businesses. The surrounding area is characterized by a mix of residential neighborhoods, schools, and retail establishments, providing a strong customer base. With easy access to major roadways and proximity to key amenities, this location presents a strategic opportunity for businesses seeking a high-traffic, community-oriented setting.

- Easy access to State Highway 21 (Powers Boulevard) and E. Platte Avenue
- Population Growth within a one mile radius 2024 - 2029 estimated at 5.26%
- 3.5 Miles from the Colorado Springs Airport
- Corner location with access from Wooten Road and Galley Road

DEMOGRAPHICS

	1 Mile	3 Miles
Population	13,480	116,634
Households (HH)	5,670	47,234
Avg. Household Income	\$61,512	\$70,973
Median Age	34.2	34.7

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PROPERTY FEATURES

BUILDING SIZE

1,672 SF

LAND SIZE

45,302 SF

TYPE

Retail, former Convenience Store

PRICING

\$990,000

TAXES (2024)

\$5,809.00

ZONING

PBC AO APZ

(Planned Business Center with Airport
Overlay and Accident Potential Zone)

Property will be restricted against uses competitive with
gas stations & convenience stores

TRAFFIC COUNTS

Wooten Road	4,119 Cars Per Day
Galley Road	15,645 Cars Per Day

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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.