

# 4305

E PLATTE AVE

FOR SALE OR FOR LEASE

COLORADO SPRINGS,  
CO 80915

**CBRE**

# EXECUTIVE SUMMARY

## The Offering

This 14,490 square foot retail building, built in 2002, boasts an established drive-thru and unparalleled visibility at a high-traffic intersection (approximately 60,000 VPD), complete with prominent monument and building signage.

Strategically located within an established retail hub near major national tenants and robust demographics, it offers ample parking and modern construction, making it an ideal opportunity for various retail and healthcare concepts.

AVAILABLE 7/31/27



# PROPERTY DESCRIPTION

## Property Overview



### SPACIOUS LAYOUT

With approximately 14,490 square feet, the property offers ample space for various retail concepts, showrooms, or service-oriented businesses.



### EXISTING DRIVE-THRU

Leverage the established drive-thru infrastructure for increased customer convenience and service efficiency, a significant advantage in today's market.



### ABUNDANT PARKING

With approximately 70 dedicated parking spaces, customers will always find convenient parking, enhancing their experience and encouraging repeat visits.



### MODERN CONSTRUCTION

Built in 2002, the building features contemporary construction and design, requiring minimal immediate renovations.



<b>Address</b>	4305 E Platte Ave, Colorado Springs, Colorado 80915
<b>Square Footage</b>	14,490 SF
<b>Lot Size</b>	1.69 AC
<b>Year Built</b>	2002
<b>Listing Price</b>	\$4,200,000
<b>Lease Rate</b>	Call Broker
<b>Expenses</b>	\$219/FT

# LOCATION OVERVIEW



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## HIGH TRAFFIC COUNTS

Position your business at a bustling intersection with an impressive ~65,700 Vehicles Per Day (VPD). E Platte Ave alone sees ~45,700 VPD, and N Murray Blvd adds another ~15,000 VPD, ensuring a constant flow of potential customers.



## PROMINENT SIGNAGE

Benefit from a highly visible monument sign with a reader board and building signage, guaranteeing your business stands out to passing motorists and pedestrians.



## STRATEGIC CORNER LOCATION

Situated at the intersection of E Platte Ave and N Murray Blvd, this property offers unparalleled corner visibility, capturing attention from multiple directions.



## CONVENIENT ACCESS

The property boasts easy access with FI/FO (Full In/Full Out) on N Murray Blvd and extended RI/RO (Right In/Right Out) on E Platte Ave Frontage Rd simplifying customer entry and exit.



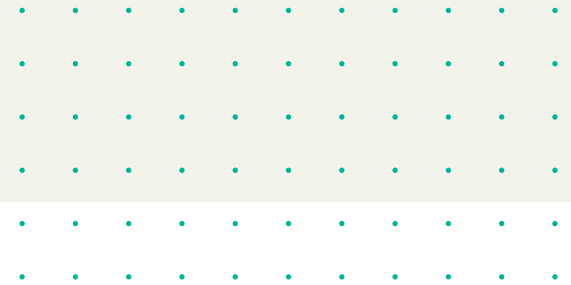
## EAST COLORADO SPRINGS GROWTH

Located in a rapidly developing area of Colorado Springs, this property is poised to benefit from ongoing commercial and residential expansion.

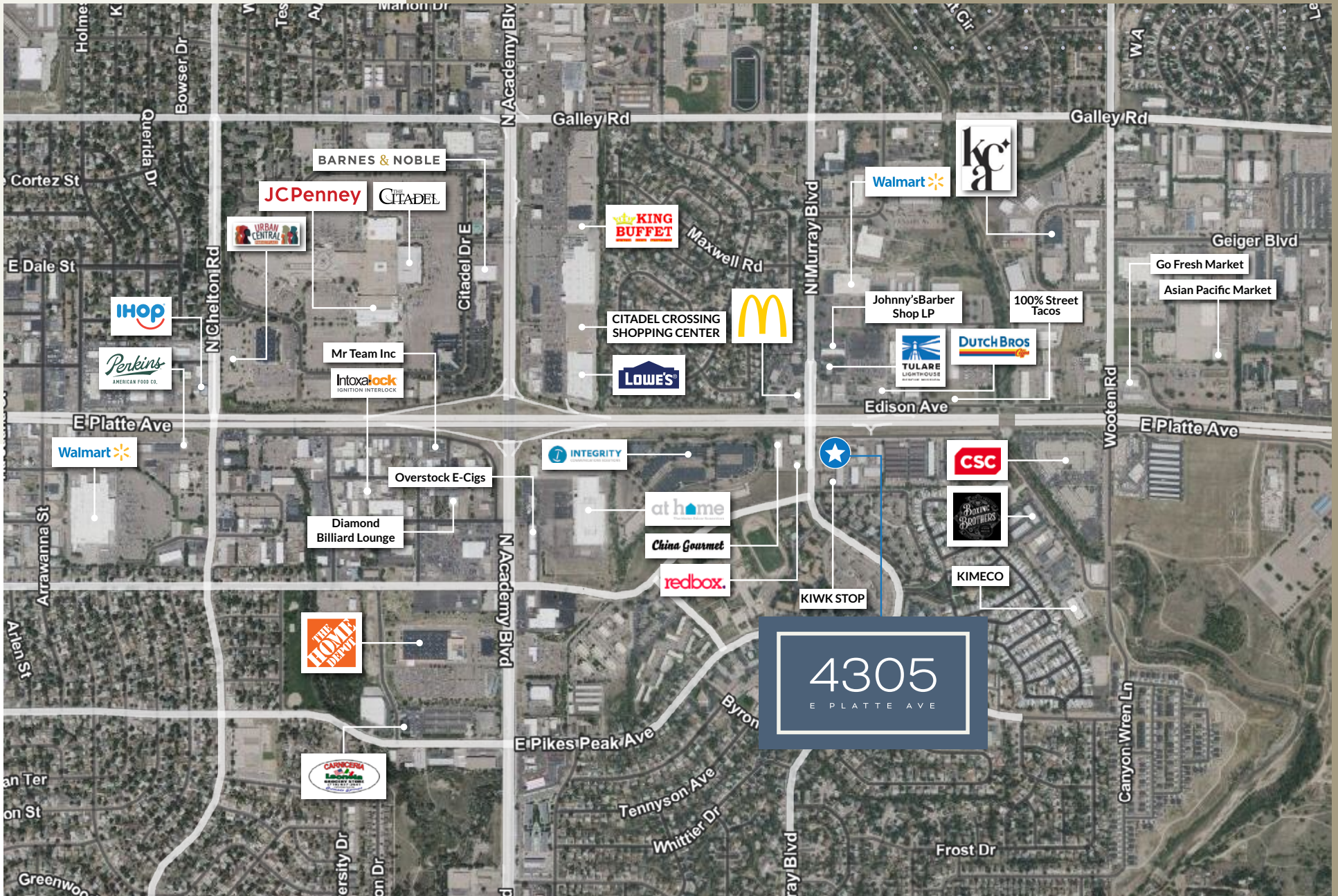


## PROXIMITY TO KEY DESTINATIONS

Just ~4 miles from Colorado Springs Airport and Peterson Space Force Base, ensuring a steady stream of residents, commuters, and visitors.



# MARKET OVERVIEW



# MARKET OVERVIEW



	1 MILE	3 MILES	5 MILES
2025 Population	15,433	120,275	262,736
2025 Households	6,210	47,826	105,581
Avg Household Income	\$60,537	\$79,123	\$89,336



## RETAIL SYNERGY

Join a vibrant commercial corridor surrounded by major national retailers and popular destinations. Nearby users include Walmart Neighborhood Market, McDonald's, Shell, Starbucks, Dutch Bros, and Bank of Colorado, creating a powerful draw for shoppers and driving consistent foot traffic to the area.



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**CBRE**

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