

**Colorado
Retail
Services**

SWC POWERS & MILTON PROBY LAND

3545 Spectrum Air Way, Colorado Springs, CO 80911

FULLY APPROVED SITE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS FOR TUNNEL CAR WASH



FOR SALE

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglince@cushwake.com

Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com

Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com



PROPERTY HIGHLIGHTS

AVAILABLE

1.29 AC

PRICE

\$1,200,000 (\$21.36/SF)

CITY/COUNTY

Colorado Springs/El Paso

ZONING

CO Springs PBC

ABOUT THE PROPERTY

- Last commercial lot available for sale at the intersection of Powers and Milton Proby – the main entrance to Colorado Springs Airport
- Land is being sold with plans (SDP and CDs) for a 150' tunnel car wash facility with 31 vacuums
- 66,732 VPD combined traffic count at intersection
- Adjacent to Maverik, Black Rock Coffee (now open!) and 19 acres of multifamily being developed adjacent to the south



TRAFFIC COUNTS

Year: 2025 | Source: PlacerAI

Address	Count
Milton E. Proby Pkwy.	28,819 VPD
S. Powers Blvd.	37,913 VPD

DEMOGRAPHICS

Year: 2024 | Source: Esri

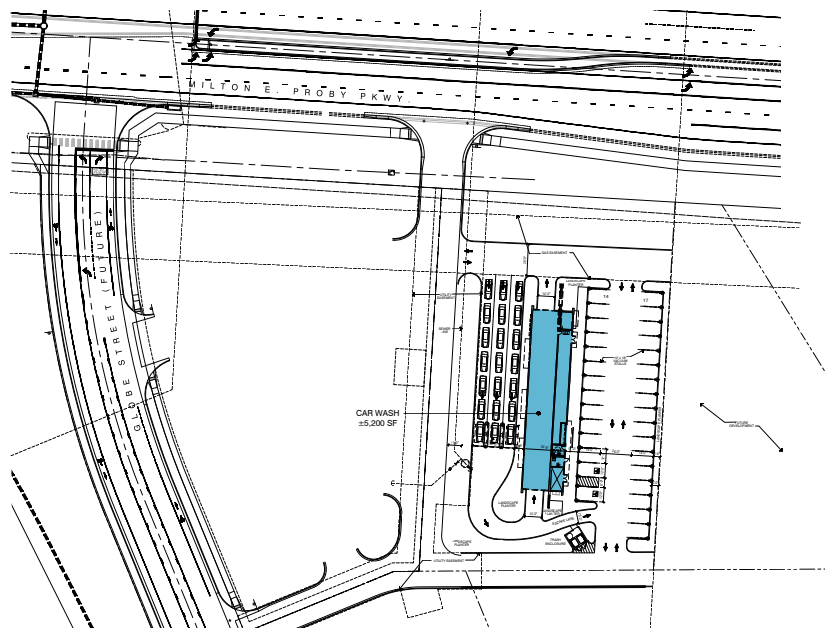
	1 Mile	3 Miles	5 Miles
Population	5,712	60,006	167,187
Daytime Population	3,791	50,940	164,685
Avg. Household Income	\$91,410	\$86,066	\$106,139
Estimated Households	1,865	20,758	59,457

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SITE PLAN



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AERIAL MAP



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ABOUT COLORADO RETAIL SERVICES

McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's Denver office. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class. The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years.

They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.