

Meadowbrook & Marksheffel

SWC Meadowbrook Pkwy & Marksheffel Rd | Colorado Springs, CO 80908



FOR SALE, GROUND LEASE, BUILD-TO-SUIT OR REVERSE BUILD-TO-SUIT

AVAILABLE

Lot 2 - 0.85 Acres
Lot 3 - 1.71 Acres (Divisible)

SALE & GROUND LEASE

Call Broker for Info

ZONING

CS CAD-O

CITY/COUNTY

Colorado Springs/El Paso

ABOUT THE PROPERTY

- Located in an affluent and diverse consumer base
- Commuter and daily traffic drivers nearby
- Located less than a half mile from the King Soopers to the north
- Join Dunkin, Mobile and Super Star Car Wash
- Zoning URL: https://library.municode.com/co/el_paso_county/codes/land_development_code?nodeId=TABLE_5-1PRUS

TRAFFIC COUNTS

N Marksheffel Rd 18,000 VPD
US-24 18,500 VPD

Year: 2022 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,758	47,946	157,115
Daytime Population	3,352	17,318	59,706
Avg. Household Income	\$101,717	\$98,302	\$88,773
Estimated Households	6,778	54,811	149,305

Year: 2022 | Source: Esri

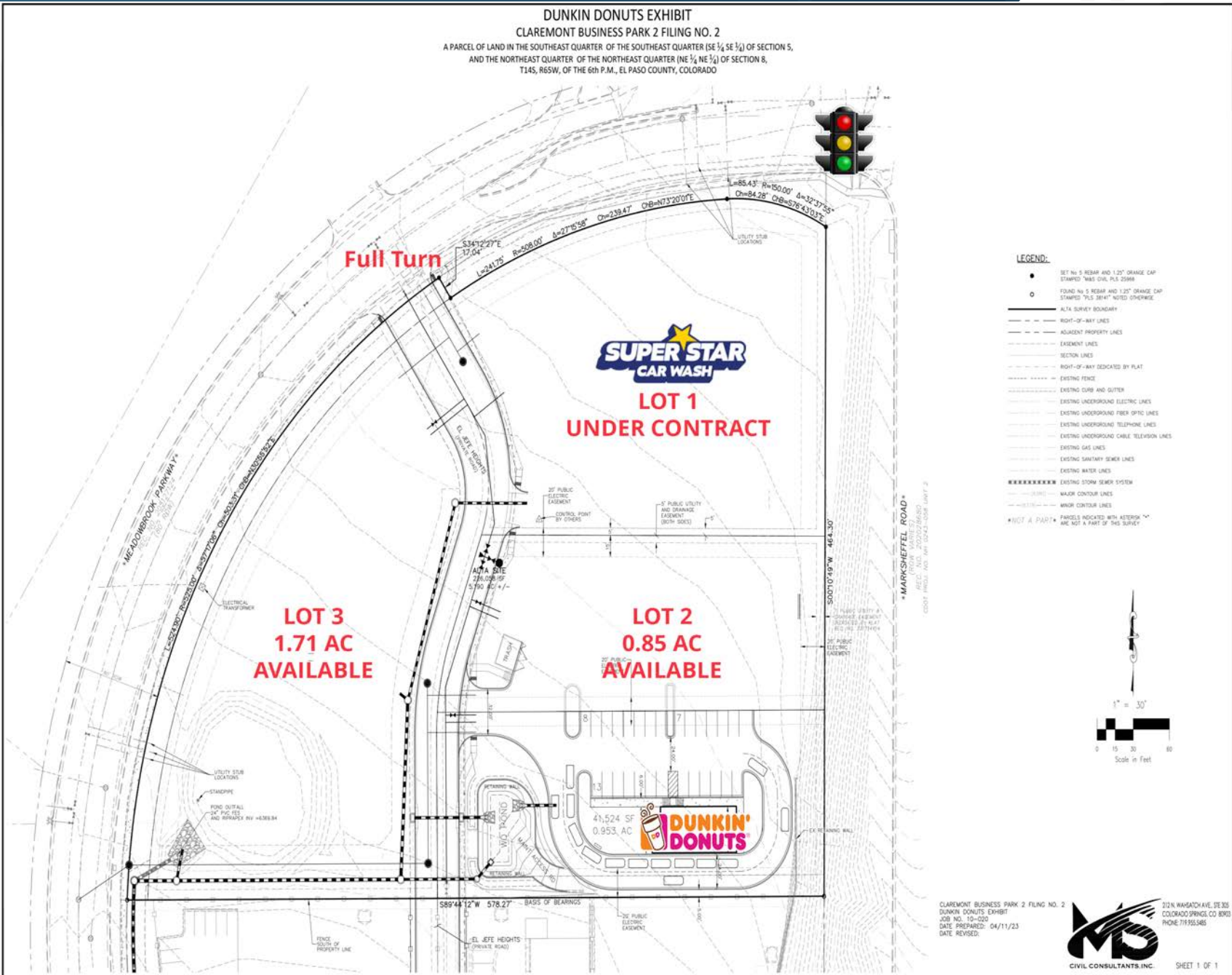
CONTACT

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Meadowbrook & Marksheffel | Site Plan

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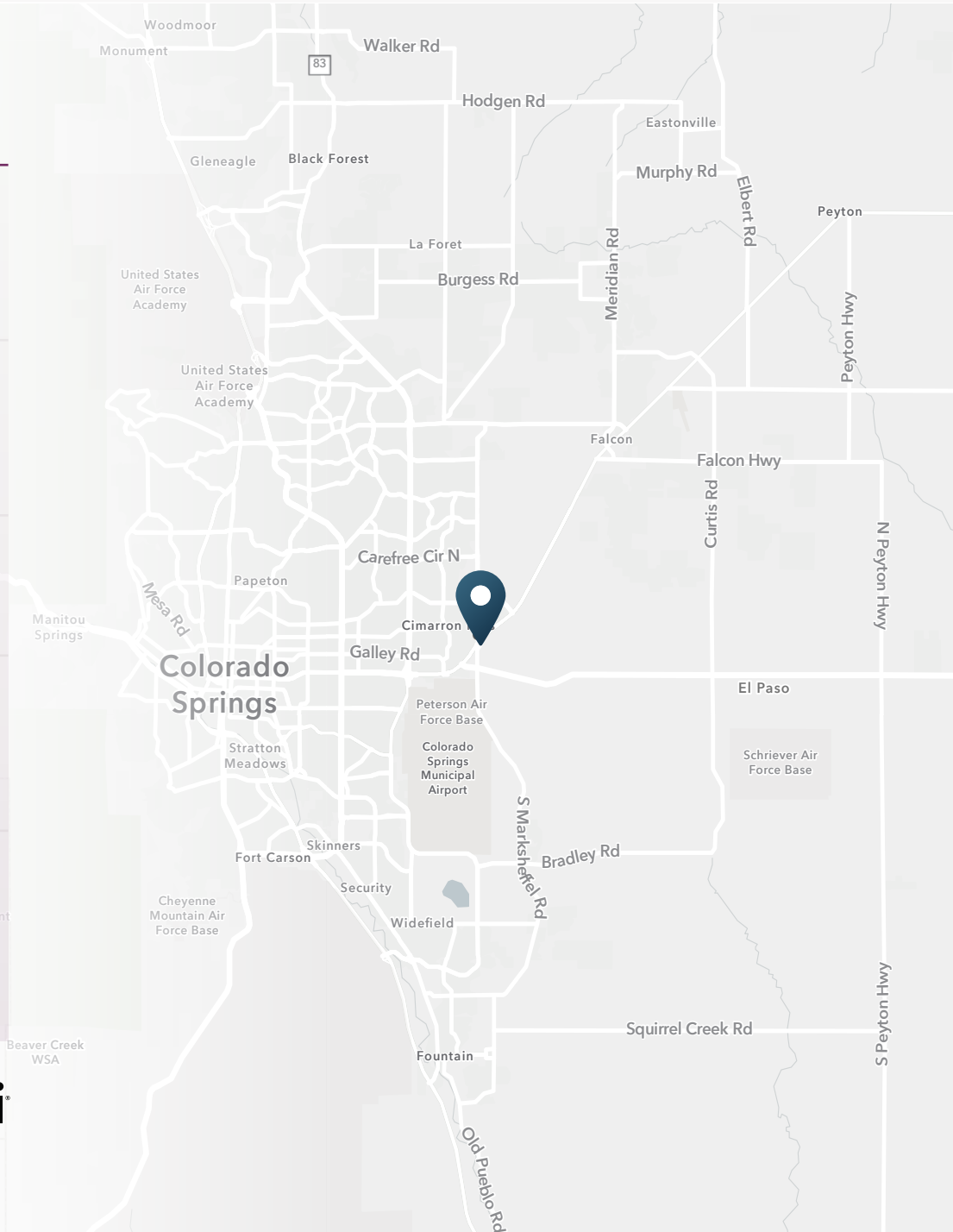
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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2022 Estimated Population	9,758	47,946	157,115
2027 Projected Population	9,871	49,281	162,381
Projected Annual Growth 2022 to 2027	0.23%	0.55%	0.66%
Daytime Population			
2022 Daytime Population	6,778	54,811	149,305
Workers	1,966	31,674	73,471
Residents	4,812	23,137	75,834
Income			
2022 Est. Average Household Income	\$101,717	\$98,302	\$88,773
2022 Est. Median Household Income	\$77,775	\$78,421	\$68,155
Households & Growth			
2022 Estimated Households	3,352	17,318	59,706
2027 Projected Households	3,387	17,761	61,449
Projected Annual Growth 2022 to 2027	0.21%	0.51%	0.58%
Race & Ethnicity			
2022 Est. White	61%	65%	64%
2022 Est. Black or African American	7%	7%	8%
2022 Est. Asian or Pacific Islander	4%	4%	4%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Hispanic Origin (Any Race)	26%	21%	23%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



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Pylon sign
visible from
I-24

18,000 VPD

18,500 VPD

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