

For Sale

511 GARDEN OF THE GODS RD.  
COLORADO SPRINGS, CO 80907



**THRIVE**<sup>TM</sup>  
COMMERCIAL PARTNERS



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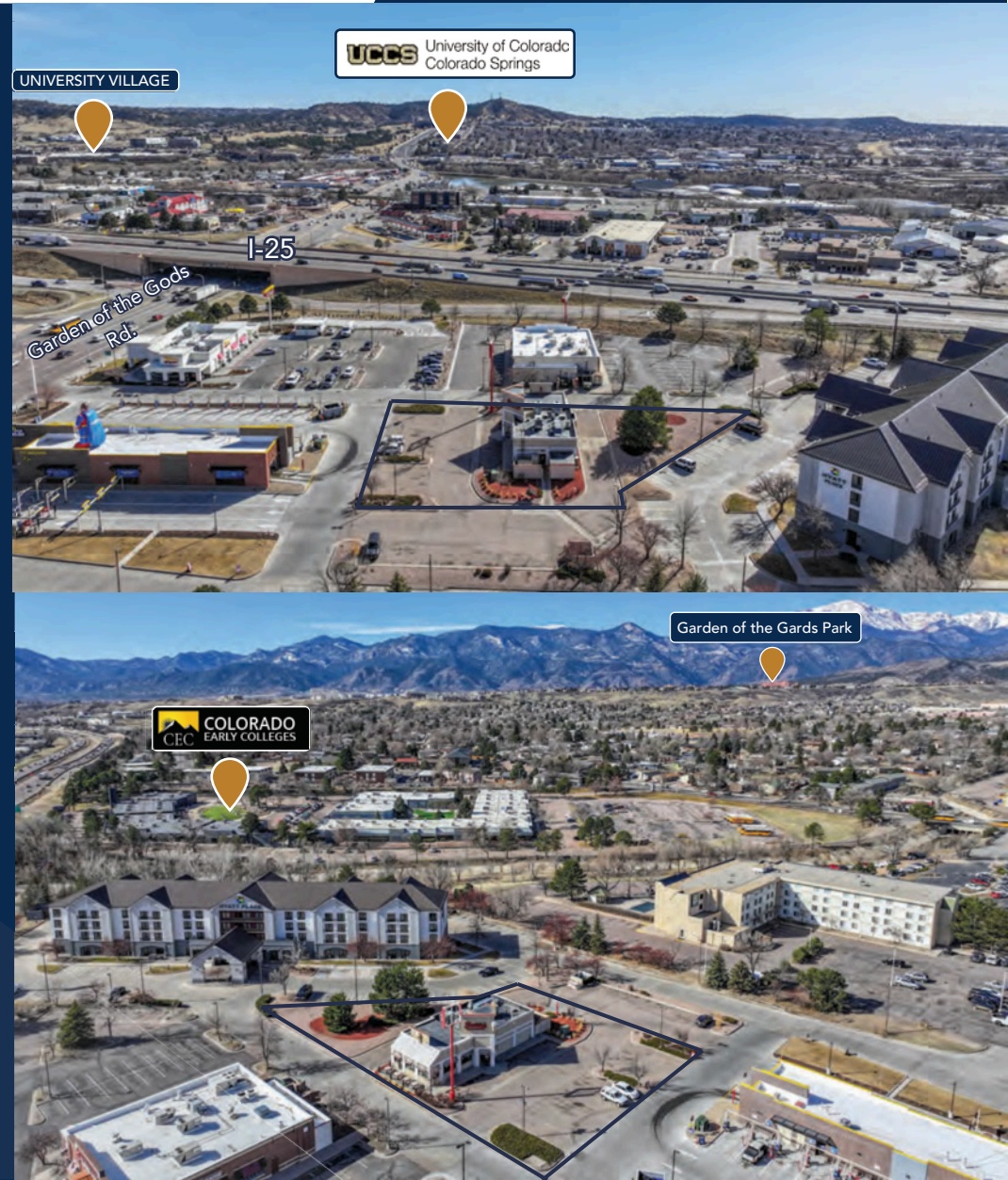
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Freestanding 2nd generation QSR with drive-thru located in the high-demand Garden of the Gods trade area with excellent visibility and access to I-25 and Garden of the Gods Rd. Surrounded by major national retailers, strong demographics, UCCS, and close proximity to Garden of the Gods, this site is ideal for a variety of food and retail concepts in one of Colorado Springs' most desirable corridors.

**Size: 2,967 SF**

**Asking Price: \$2,200,000**

**Zoning: MX-L/CR**



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## CONTACT US

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Garden of the Gods Rd. (51,995 VPD)

POPULATION	HOUSEHOLDS
1 mile - 7,510	1 mile - 3,391
3 miles - 68,588	3 miles - 30,325
5 miles - 197,142	5 miles - 86,197