

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

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LOT BREAK DOWN

AVAILABLE

1.29 AC

PRICE

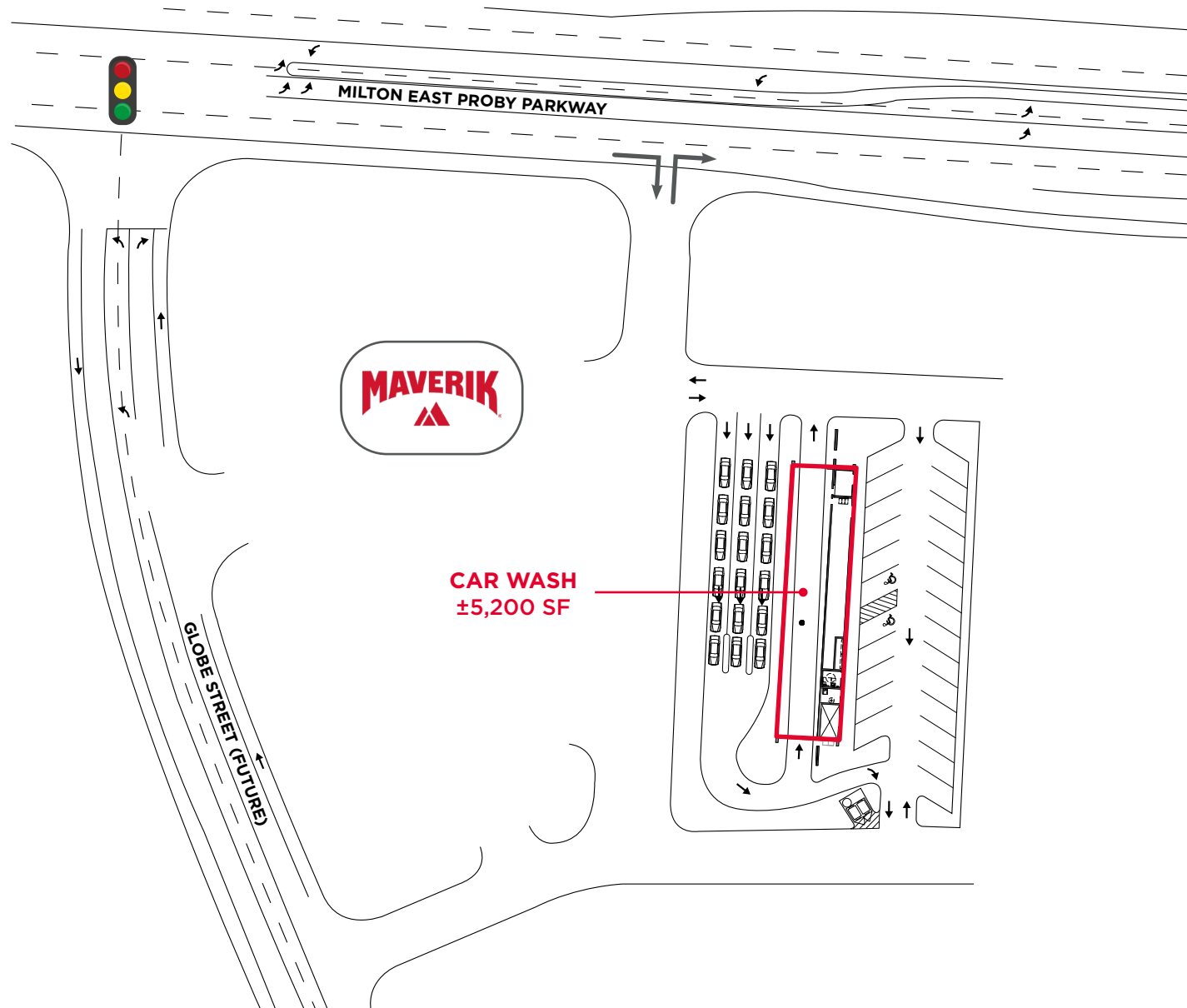
\$1,200,000 (\$21.36/SF)

CITY/COUNTY

Colorado Springs/El Paso

ZONING

CO Springs PBC



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PROPERTY HIGHLIGHTS

ABOUT THE PROPERTY

- Land is being sold with plans (SDP and CDs) for a 150' tunnel car wash facility with 31 vacuums
- Access off signalized hard corner of Milton Proby and Spectrum Air, RI/RO to site, with visibility to signalized hard corner of Powers and Milton Proby - the main entrance to Colorado Springs Airport
- 66,732 VPD combined traffic count at intersection
- Adjacent to Maverik and 49 acres of multifamily being developed adjacent to the south

TRAFFIC COUNTS

Year: 2025 | Source: PlacerAI

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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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.

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