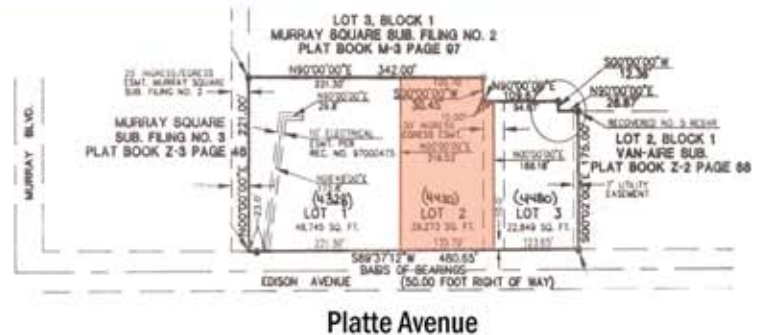


Plate Ave at Murray Lot

C-6 Zoning FOR SALE or TRADE

Platted Pad Site in Colorado Springs only minutes from Peterson AFB



PRICE REDUCED: \$199,000

LOT INFO

- Zoned C6 Retail
- Fully Platted, developed site with driveway, curb cuts & utilities installed 29,273 sq ft; 136' X 221'
- Great location for *Fast Food Restaurant *Retail Sales *Medical *Auto Parts/Sales

POPULATION

- Population in a 1-mile radius is 15,342 & 111,179 in a 3-mile radius
- Less than 3 miles from Peterson Air Force Base
- 6,242 Housing Units in a one mile radius and 44,557 in a 3-mile radius

AREA FEATURES

- McDonalds, Walgreens, & High, Traffic Retail Stores on other, Corners
- Average Daily Traffic Count 38,117 on Platte Ave & 58,906 on Academy
- High visibility Site on Platte Ave (Hwy 24) with direct access to Platte Ave.

View other commercial and industrial properties on our website
www.beckettdevelopment.com

