

Land for Sale

2510 CANADA DRIVE, COLORADO SPRINGS, CO 80922



Overview

3.32 acres of land for sale in the fast growing Cimarron Hills Marksheffel Road corridor area.

The land has over 400 feet of frontage on Constitution Avenue. and is located 1 mile East from N Powers Boulevard and some of Colorado Springs largest retail centers.

13 flex warehouse condos have been approved and all the plans would come with the sale.

Zoned CC- Commercial Community District. The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings.

Uses by right include retail, office, restaurant, car wash, childcare, convenience, gas station, repair shop, bank, liquor store, and medical clinic. Special Use Permit uses include mixed use residential, mini warehouse, RV and boat storage.

Property Details



Sales Price
\$1,735,000



Lot Size
3.32 Acres



Zoning
CC

Rev: August 29, 2023

Our Network Is Your Edge

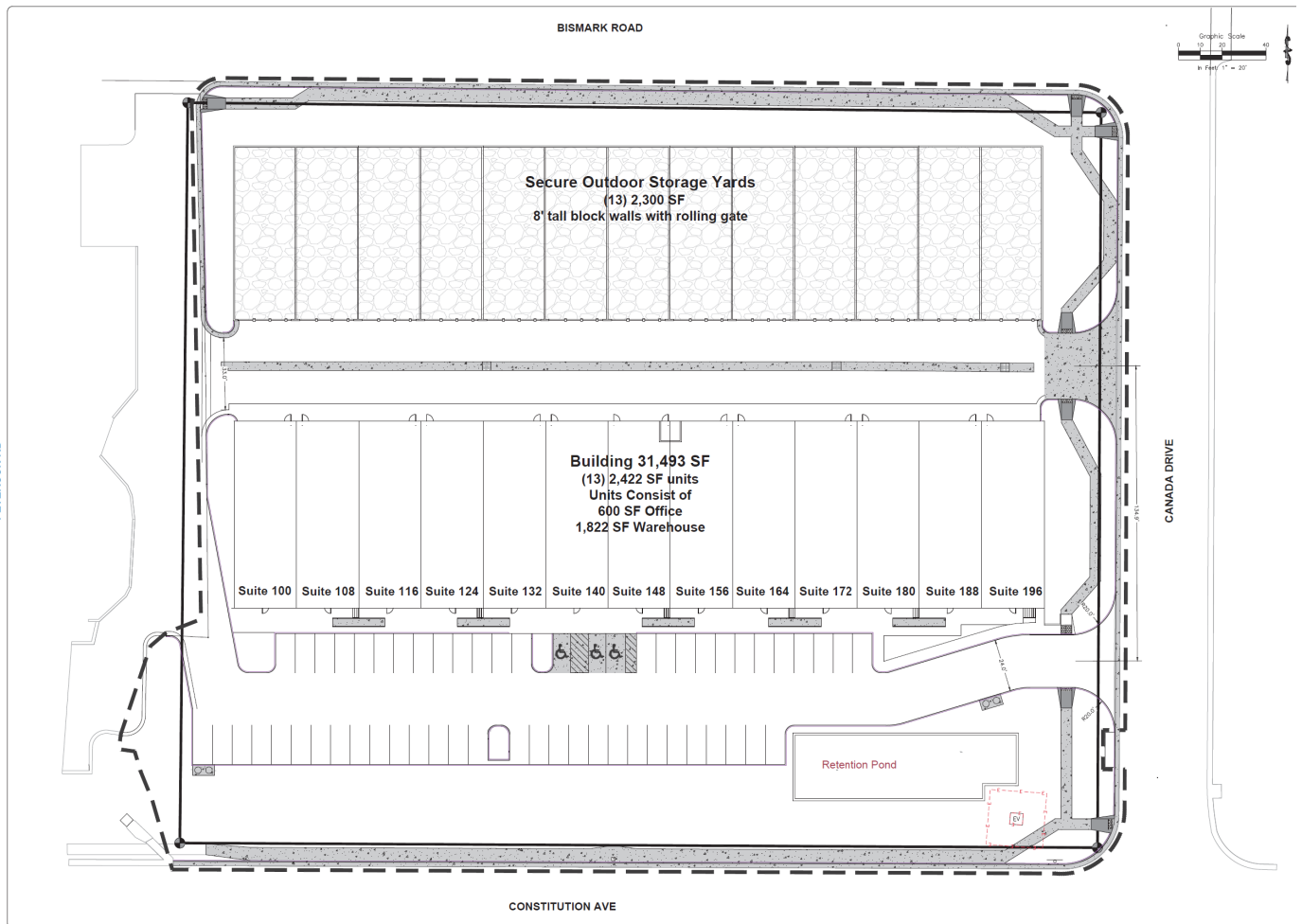
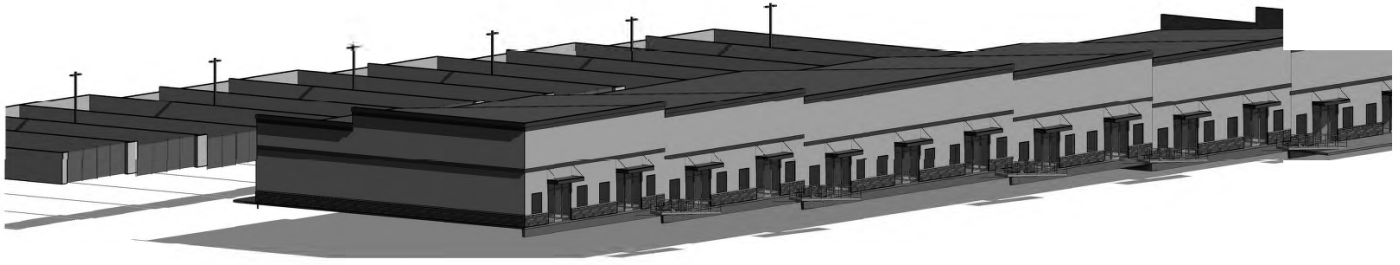
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Tim Leigh
C: 719.337.9551
O: 719.630.2277
Tim@HoffLeigh.com



Land for Sale

2510 CANADA DRIVE, COLORADO SPRINGS, CO 80922



Rev: August 29, 2023



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Tim Leigh
C: 719.337.9551
O: 719.630.2277
Tim@HoffLeigh.com

Land for Sale

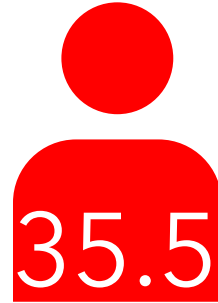
2510 CANADA DRIVE, COLORADO SPRINGS, CO 80922

2510 Canada Dr, Colorado Springs, Colorado, 80922

DEMOGRAPHICS



81,569
Population



Median Age



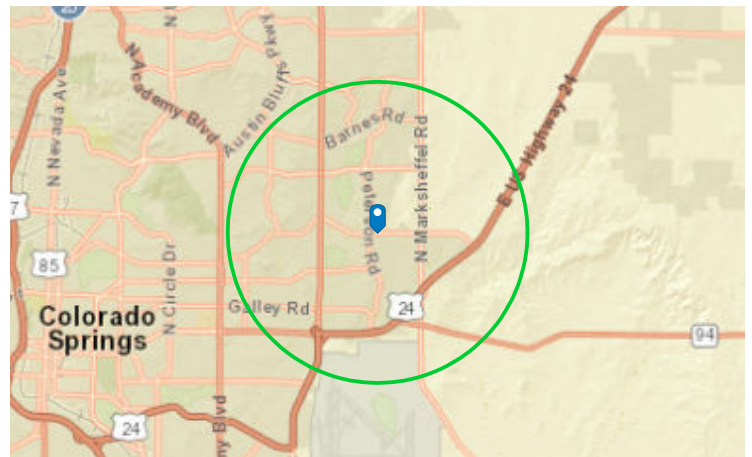
Average
Household Size



\$79,284
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Peterson Rd	15,620	0.1
Constitution Ave	9,609	0.1
Peterson Rd	12,006	0.2
Shawnee Dr	14,000	0.3
Leoti Dr	10,000	0.3



Rev: August 29, 2023

Land for Sale

2510 CANADA DRIVE, COLORADO SPRINGS, CO 80922



Rev: August 29, 2023

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.