

0.48 Acre Infill Development for Sale

3505 AMERICAN DRIVE, COLORADO SPRINGS, COLORADO 80917



Overview

3505 American Drive offers a 0.48-acre infill development opportunity with direct access and nearby utilities.

Potential uses: office, medical, senior living, live/work, and residential

Soil investigation report available upon request

Contact **Guy Cox** at 719-357-7494 or **Kenneth Juarbe** at 719-237-6065 for additional information or to discuss development opportunities.

Note: All uses are subject to zoning, Conditions of Record, Streamside Overlay requirements, and City approval.

Highlights

- Near Academy and Austin Bluffs
- 0.48-Acre Development Site
- Flexible MX-N/CR SS Zoning

Property Details

Sales Price

- \$295,000

Lot Size

- 0.48 Acres

Zoning

- MX-N/CR SS

Rev: July 24, 2026



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HOFF & LEIGH

COMMERCIAL REAL ESTATE

Demographics & Traffic Count

3505 American Dr, Colorado Springs, CO 80917

Est. 2026

DEMOGRAPHICS | 3-MILE RADIUS



122,595

Population



38.5

Median Age



2.4

Average Household Size



\$82,855

Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Jeannine Dr	8,585	0.1
Morning Sun Ave	39,000	0.1
N Academy Blvd	33,081	0.2
Morning Sun Ave	6,500	0.2
Meadowland Blvd	34,200	0.2

Source: Esri, 2026. Demographics reflect a 3-mile radius around the property. Traffic volumes shown as vehicles per day (VPD).

Hoff & Leigh | Demographics & Traffic Count

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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.



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