

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Colorado Springs Land for Sale

4105-4165 Centennial Blvd, Colo Sprgs, CO 80111



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Seller Carry Financing Available



Centennial Blvd

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Drone Video](#)

\$495,000 (\$14.11/SF)

Future development site perfect for coffee shop, small medical office or dental office. 20,000+ vehicles per day on Centennial West Blvd. Located approx 1½ miles west of I-25 from the Garden of the Gods exit. The site is next door to the West Wind Marketplace that contains a Safeway, Walgreens, Ace Hardware, Einstein Bros. Bagels, and other stores. There are numerous defense contractors in the area, including Frontgrade, located directly across the street.

Total SF:	35,077± SF
Land:	0.80 Acres
Use:	Vacant Land*
Taxes:	\$400 (2022 payable in 2023)
Zoning:	PBU, P, CU

**Building NOT included*

**BROKERAGE
DISCLOSURE**

FULLER REAL ESTATE
(303) 534-4822



Ryan Floyd
(720) 287-5405 direct
(720) 335-1469 mobile
RFloyd@FullerRE.com

David Gagliano
(720) 287-5413 direct
(303) 818-3618 mobile
DGagliano@FullerRE.com

Steve Peters
(720) 974-2793 direct
(720) 445-0586 mobile
SPeters@FullerRE.com

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population:	6,340	61,434	166,317
Households:	2,923	27,606	74,079
Median Income	\$60,494	\$66,473	\$65,816
Median Age:	40.30	40.40	39.20
Traffic:	16,524 vpd - Centennial Blvd @ W Garden of the Gods Rd		

Costar - 2022

