

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS



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East Colorado Springs Vacant Lot

1250 Ainsworth St., Colorado Springs, CO



Boundary lines provided as a visual reference and may not be accurate. Consult broker for exact legal description.

Land Size:	0.97± Acres (42,253± SF)
Zoning:	CC CAD-O
Taxes:	\$6,637.57 (2022 due in 2023)
Parcel:	#5407205045 (El Paso County)

Located on Ainsworth Street along the Powers Corridor, with excellent visibility from N. Powers Blvd., this vacant lot is currently zoned CC CAD-O which provides for a wide variety of uses such as automotive service and sales, retail, and by special use, light industrial and contractor equipment uses. An apartment community with over 400 units now in construction adjacent to the south of the property.

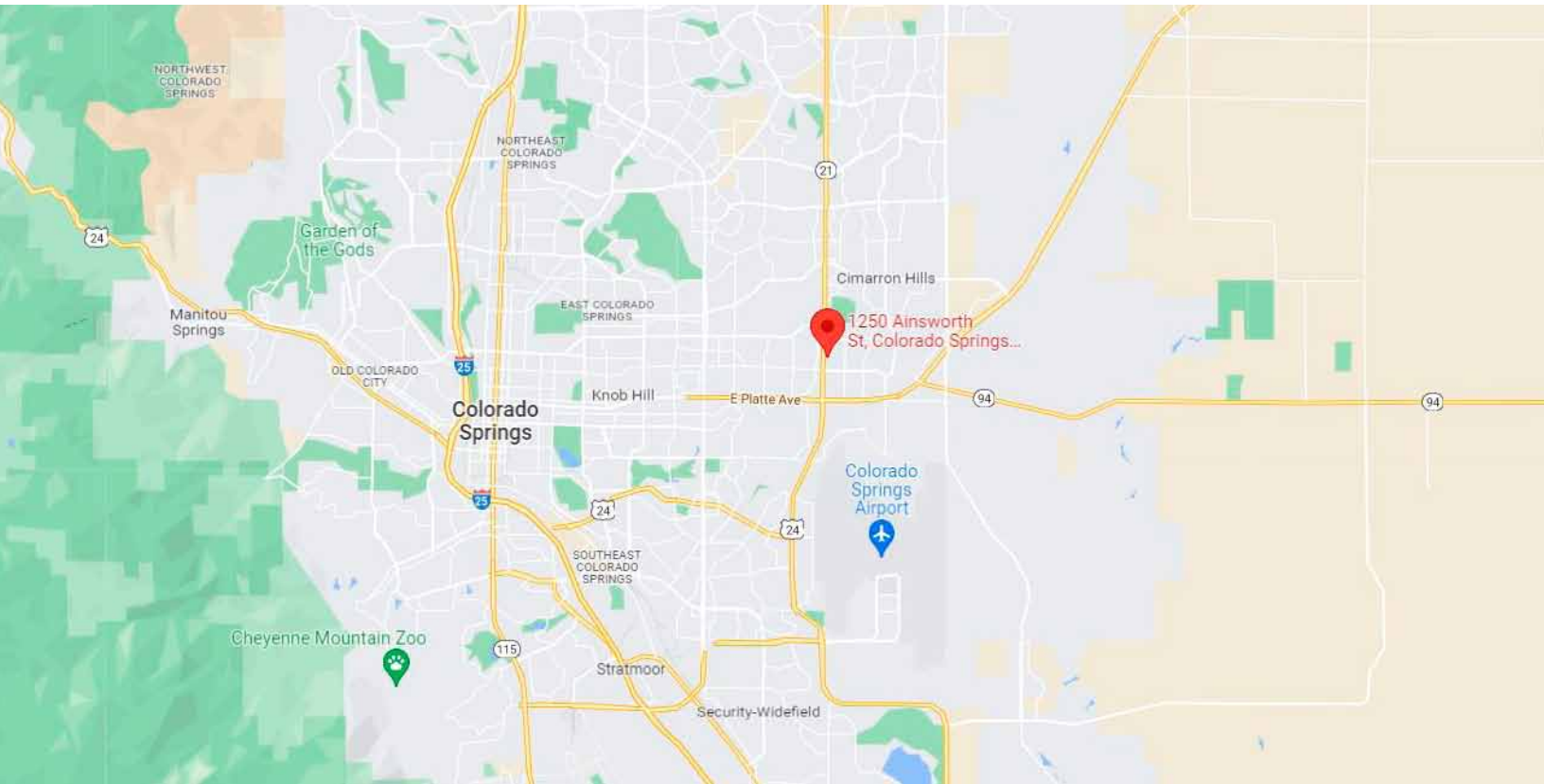
Offered at \$515,000







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DEMOGRAPHICS	3 Miles	5 Miles
 Population	98,719	240,766
 Households	37,843	94,704
 Ave. HH Income	\$60,687	\$69,211
 Median Age	33.00	33.50
 Employees	50,130	105,573
 Traffic	65,584 vpd at N. Powers Blvd. at Omaha	