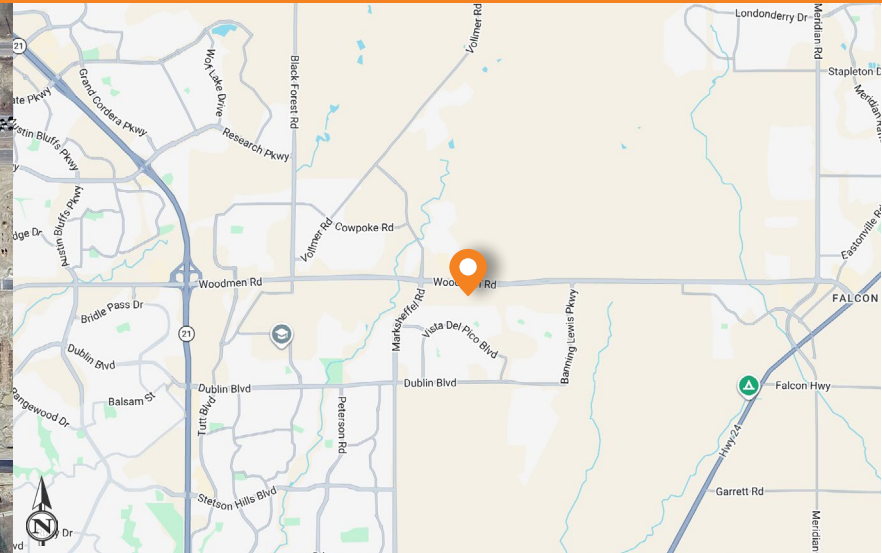


# WOODMEN & MOHAWK

COLORADO SPRINGS, CO



## AVAILABLE

- **28.5 +/- Acres**

## PROPERTY HIGHLIGHTS

- Adjacent to Pride Soccer Club Complex.
- Great location with frontage on E Woodmen Rd.

## TRAFFIC COUNTS

**On Woodmen Rd west of Mohawk Rd** 26,179 CPD

**On Woodmen Rd west of Mohawk Rd** 25,096 CPD

Source: CDOT 2025

## NEARBY RETAIL



## DEMOGRAPHICS

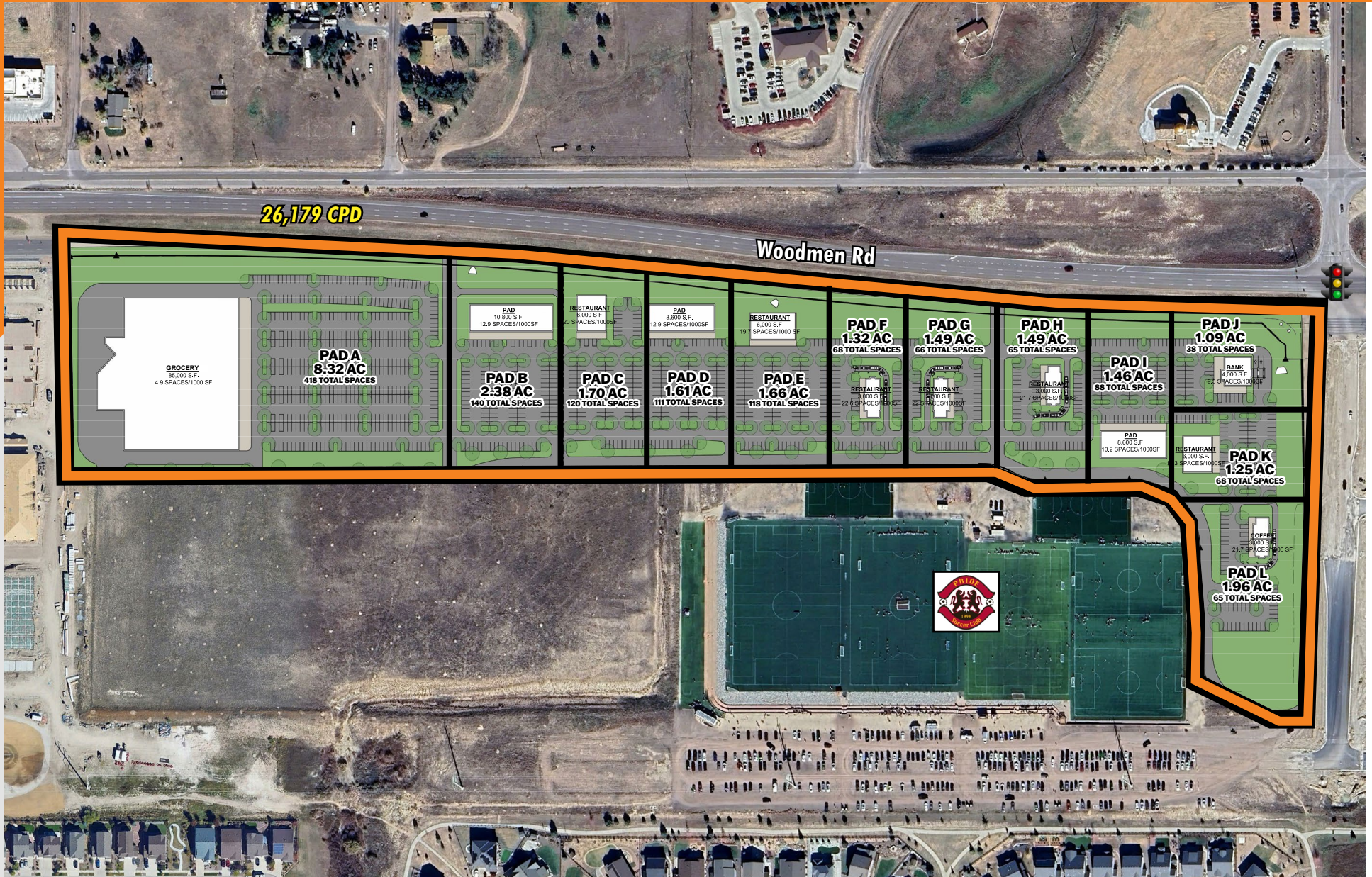
	1 MILE	5 MILE	10 MILE
<b>POPULATION</b>	10,721	50,880	155,848
<b>AVERAGE HH INCOME</b>	\$158,860	\$147,627	\$145,234
<b>BUSINESSES</b>	93	835	3,496
<b>EMPLOYEES</b>	439	4,877	20,420

Source: Applied Geographic Solutions, 2025 Estimates

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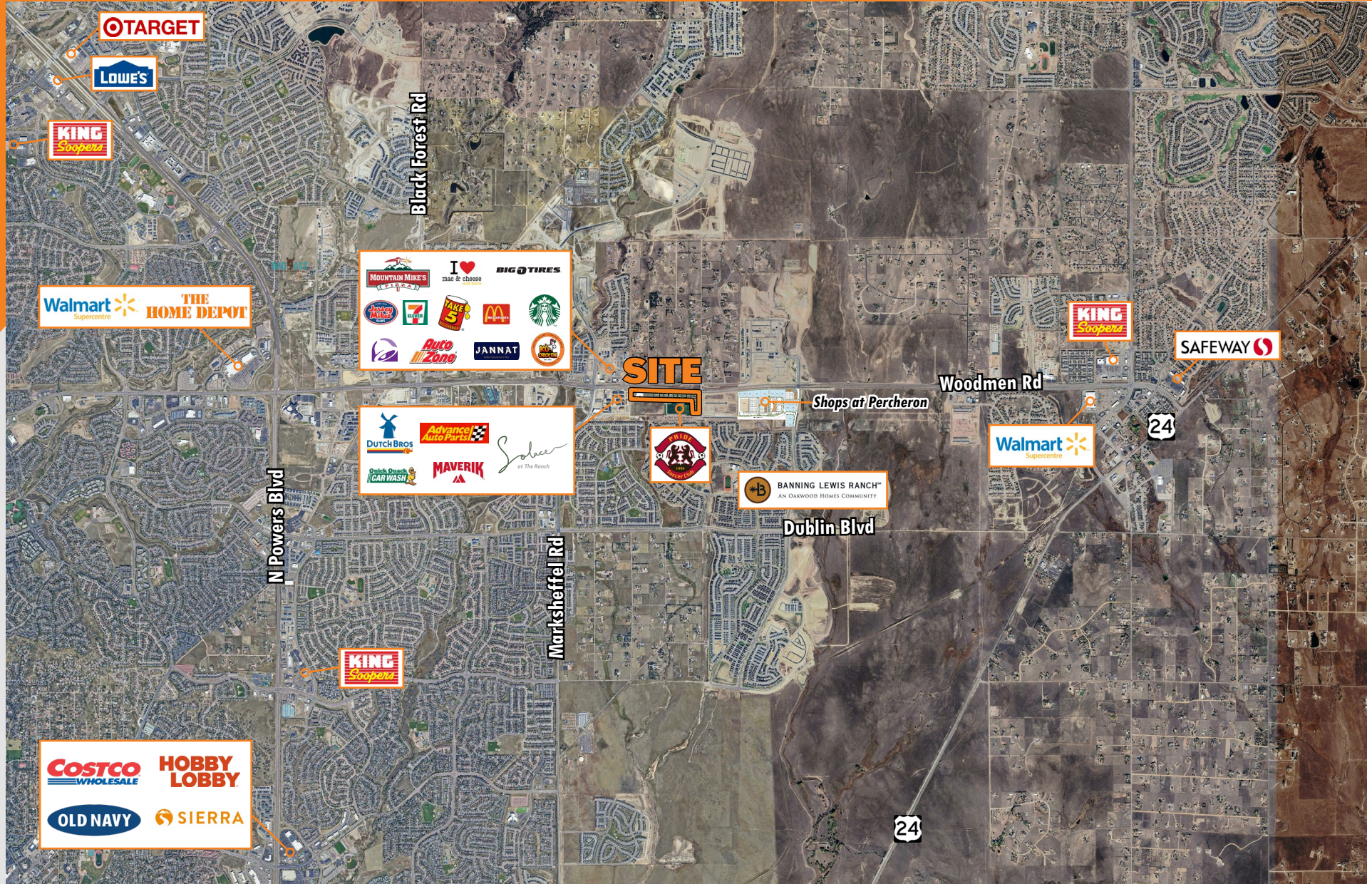
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