

POWER PADS

SEC OF POWERS BLVD. & PALMER PARK BLVD. - COLORADO SPRINGS, CO



PROPERTY HIGHLIGHTS

- Two highly visible pads available for ground lease.
- Ideally located at the SEC of Powers Blvd & Palmer Park Blvd, exposure to over 77,000 cars per day at the intersection.
- Exceptional retail co-Tenancy with Walmart, 7 Eleven, Starbucks, Del Taco, and Wendys all located at the intersection.
- Rare opportunity within extremely dense trade area - over 101,000 people and over 37,000 employees in a 3 mile radius.
- Optimal location for bank/credit union, restaurant, car wash, and other drive-thru users.

TRAFFIC COUNTS

On Powers Blvd north of Palmer Park Blvd	67,395 CPD
On Powers Blvd south of Palmer Park Blvd	62,241 CPD
On Palmer Park Blvd west of Palmer Park Blvd	12,708 CPD
On Palmer Park Blvd east of Powers Blvd	14,339 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,666	101,152	244,941
AVERAGE HH INCOME	\$87,072	\$96,248	\$100,252
BUSINESSES	609	4,654	10,277
EMPLOYEES	6,220	38,728	75,014

Source: Applied Geographic Solutions, 2025 Estimates

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- Two 0.8 acre pads available or one large 1.5 acre pad available for ground lease.
- Each pad can accommodate +/- 5,000 SF building.
- Contact brokers for pricing.



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