

Market at Sand Creek Pad Sites for Sale Grocery Anchored Retail Location

1415 & 1485-1487 S Murray Blvd
Colorado Springs, CO 80916

NAIHighland



- Grocery Anchored
- Excellent Visibility | Good Traffic Counts
- Strong Co-Tenancy
- Great Daytime Employment Population
- City Zoning – PBC, PF
- Asking: \$400,000 Per Pad Site

This retail development is located off E Fountain Blvd./Hwy 24 & S. Murray Blvd. in the City's Southeast. With strong multifamily development and close access to Peterson, Fort Carson, Schriever and The Colorado Springs Airport, this is an ideal location for a wide variety of uses. Market at Sand Creek retail is 100% leased, and anchored by Safeway Grocery Store.

Join Market at San Creek Retail Tenants:

SAFEWAY



SUPERCUTS
SUBWAY



Exclusively Marketed By:

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R 04/30/15 LPN #17692350

2015 Market Profile

Radius	Population	Hhlds	Average Hhld Income	Avg Home Value	Businesses	Employees
1-Mile	18,521	7,126	\$44,934	\$171,996	794	8,215
3-Mile	92,343	34,916	\$42,800	\$170,694	5,875	52,324
5-Mile	217,883	87,680	\$51,286	\$209,114	18,105	120,791



LOT A – 1415 S Murray Blvd (0.69 Acre)

- S Murray Blvd. Frontage, at Signalized Intersection, West of Safeway, North of Gas Station
- Ideal for: Fast Food or other Freestanding Retail

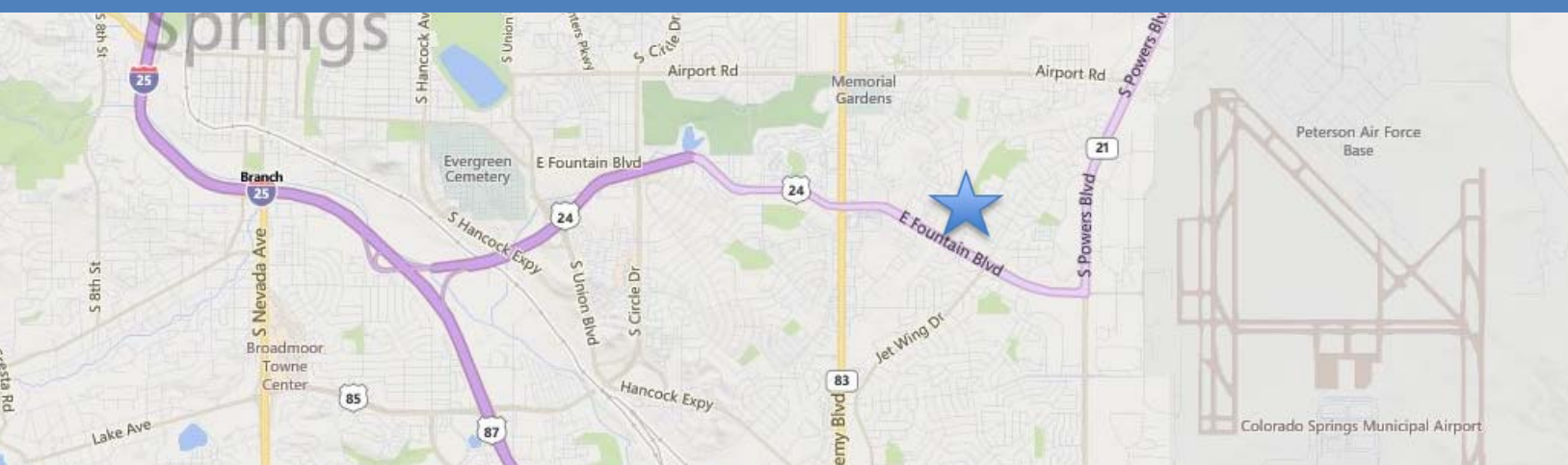


LOT B – 1485-1487 S Murray Blvd (0.80 Acre)

- Directly South of Safeway, Fountain Blvd/ Hwy 24 Frontage, Great Visibility
- Ideal for Fast Food, Retail or Automotive Use



AREA EMPLOYERS



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