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Retail / Office Pad Vacant Land—1.5 acres For SALE or LEASE

Fillmore Crossing
Colorado Springs, CO



LOCATION: 3125 Sinton Road
Northeast corner of Fillmore and I-25

LAND AVAILABLE: 1.5 acres

ZONING: PBC **SALE PRICE:** \$725,000—\$11.00 sq. ft.

FEATURES:

- Easy in / easy out interstate pad location at established interchange
- Flexible zoning allows many retail, office and restaurant uses
- Excellent visibility to Interstate 25 and Fillmore traffic
- Direct access from Sinton Road
- Purchase / lease, all or part of the site
- Join Diamond Shamrock and Fillmore Crossing

DEMOGRAPHICS (RADIUS)

POPULATION:

Three-miles:	83,698
Five-miles:	219,425

AVERAGE HOUSEHOLD INCOME:

Three-miles:	\$75,159
Five-miles:	\$71,424

TRAFFIC COUNTS:

Fillmore:	21,176 cars per day
I-25:	111,746 cars per day

POTENTIAL USERS:

- ~ Fast food
- ~ Sit down restaurant
- ~ Hotel
- ~ Gas station / convenience store
- ~ Medical
- ~ Office

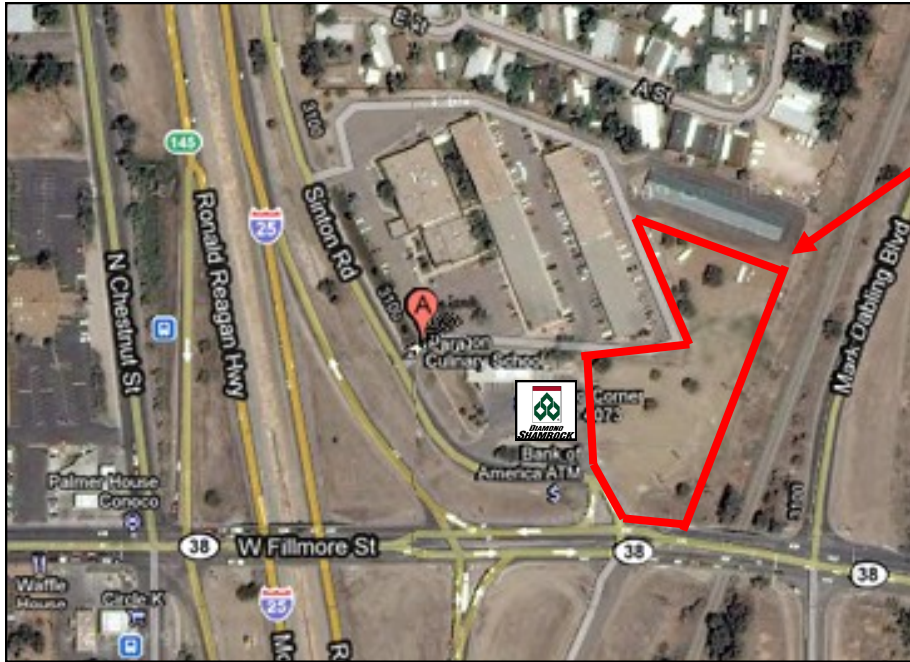
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3125 Sinton Road Fillmore Crossing

Aerial (zoom)

1.5 acres



SITE

Site Photo

