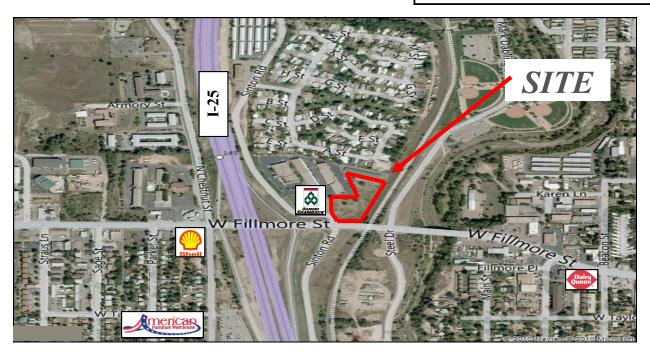


www.frontrangecommercial.com

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

CONTACT: Jay Carlson, CLS

#### 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
- $\sim$  Office

105 E. Moreno Ave., Second Floor, Colorado Springs, CO 80903, 719-520-9500 Fax 719-520-1043 All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice. USERS OF THIS INFORMATION SHOULD BE CAREFUL TO VERIFY EVERY ITEM OF INFORMATION CONTAINED HEREIN.

### **3125 Sinton Road** Fillmore Crossing

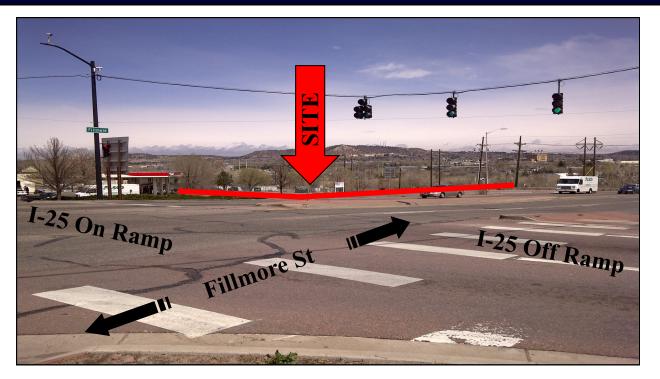
### Aerial (zoom)

# 1.5 acres



# SITE

## Site Photo



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