

Hancock Expressway Crown Vista Frontage Park



Platted lots with utilities on Hancock Expressway frontage with high retail visibility. Zoned M2 for Heavy Industrial use of any kind. Ideal for used car lot retail site.

Located near downtown Colorado Springs and I-25 on route to Colorado Springs Airport. Central to NORAD, Peterson Space Command, Schreiver AFB and Fort Carson Mountain Post. With more than 30,000 average daily count, our property lends itself to high visibility sales requiring industrial property.

Demographics

Population:	1 Mile	3 Mile	5 Mile
	8,965	113,053	221,909
Median Household Income:	\$40,821	\$47,661	\$48,814
Traffic:	31,500 (Hancock & Delta)		

Features

- + Tax benefits of Colorado Enterprise Zone
- + Zoned: M2, Heavy Industrial
- + Near Downtown Colorado Springs
- + On Route to Colorado Springs Airport
- + Platted Lots
- + Central to NORAD, Peterson Space Command, Shreiver AFB & Ft. Carson
- + Utilities to each lot

Uses

- + Heavy Industrial use of any kind
- + Expressway Access & Frontage
- + High Profile Retail sites
- + Ideal for Used Car Lots
- + Retail strip

Lot Sizes

Lot#	Acres	Sq.Ft.	Price/Sq.Ft.	Price
1	2.45	106,722	\$3.98	\$424,754
8-A1	.93	40,511	\$4.50	\$182,300
9	.84	36,590	\$4.50	\$164,657
8-A1&9		77,100	\$3.98	\$307,000

Prices Effective: 1-1-2010

View other commercial and industrial properties on our website

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