

# Airport Business Center

On Fountain Blvd. between Academy & Powers  
The COS Airport/Peterson AFB Corridor



## Pad Sites For Restaurant, Gas/Convenience Store, Hotel, Retail Strip, Preschool

### LOCATION:

Southwest corner Fountain Boulevard & Jet Wing Drive.  
Adjacent to a 228-unit apartment complex completed in 2003

### PROJECT SIZE:

Five sites totaling seven acres - Zoned PBC

### TRAFFIC COUNT:

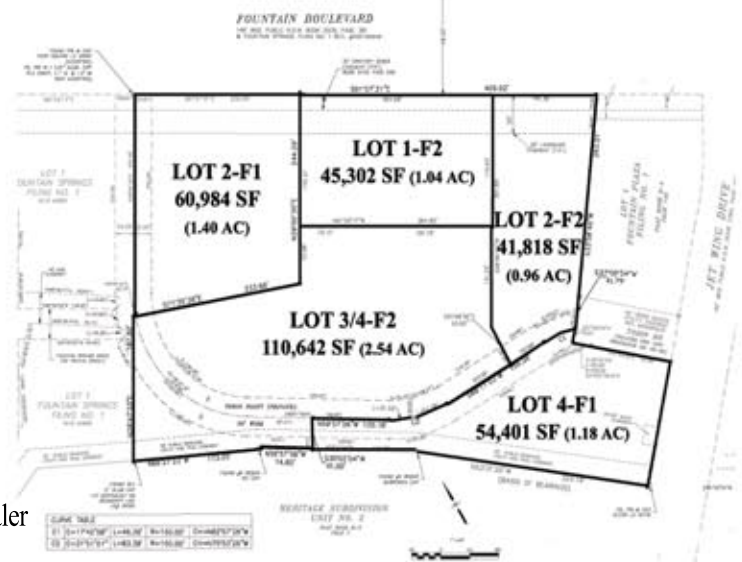
27,836 - Fountain Boulevard, 45,431 - Academy Boulevard

### POPULATION:

2004: 1 mile = 14,580, 3 mile = 79,564, 5 mile = 202,689

### AREA FEATURES:

- New Car Dealerships nearby; Academy & Fountain Nissan Dealer  
Fountain & Powers Toyota Dealer - coming soon
- Tax benefits of the Colorado Enterprise Zone
- New Safeway Shopping Plaza one block west on Fountain Blvd.
- Aerospace, R & D and defense contractor area
- Central to Peterson Space Command, NORAD & Fort Carson
- Last commercial stop on the way to Colorado Springs Airport ("CSA")
- Twelve hotels in area without a restaurant



LOT SIZES	Lot#	Acres	Price/SF	Price
60,984	2F1	1.40	\$9.80	\$600,000
54,401	4F1	1.18	\$5.74	\$295,000
45,302	1F2	1.04	\$9.00	\$407,000
41,818	2F2	0.96	\$9.00	\$375,000
110,642	3/4 F2	2.54	\$7.00	\$775,000

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