

For Lease, For Sale or Build-To-Suit



BENT GRASS

Bent Grass Meadows Rd & Meridian Rd
Falcon, CO 80831

Property Information

- Great connectivity to Meridian Rd & adjacent King Soopers Development to the South
- Shadow Anchored by new 120k SF King Soopers
- New residential coming to the area
- Located along one of the most heavily trafficked road in Colorado Springs

Property Highlights

- AVAILABLE: 0.776 AC
- ZONING: C5
- CITY/COUNTY: Falcon/El Paso

Offering Summary

Land For Sale Price	\$850,000.00
Land Ground Lease Price	\$85,000.00
Retail Bldg Lease Rate	\$40.00-\$42.00 PSF



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Demographics



Total
Population



Total
Households



Avg. Hhld
Income



Avg. Home
Value

1 Mile	5,219	1,735	\$133,682	\$383,061
3 Miles	25,111	8,336	\$128,466	\$378,903
5 Miles	48,476	16,344	\$128,983	\$379,201



Total
Businesses

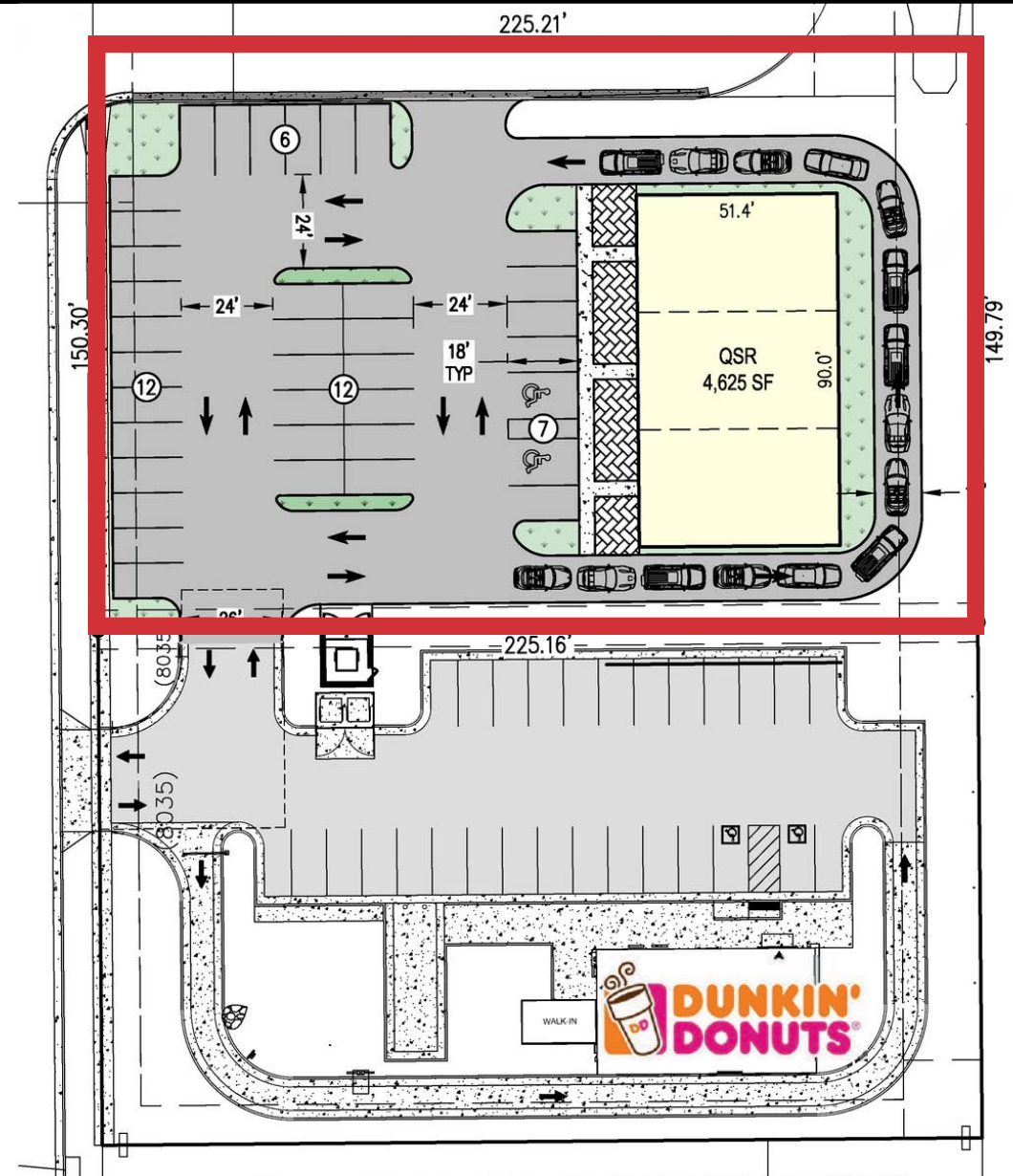


Total
Employees

1 Mile	245	1,575
3 Miles	420	2,768
5 Miles	617	3,815

Drive Times

Downtown Colorado Springs	10 Minutes
I-25	7 Minutes
Colorado Springs Airport	16 Minutes



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