

FOR SALE

Bradley Crossroads
SWC Bradley Road and Hancock Expressway
Colorado Springs, CO 80911

CORE
COMMERCIAL

LAND



Drive Time

Peterson AFB: 16 minutes

Fort Carson: 14 minutes

Academy Blvd.: 5 minutes

Powers Blvd.: 5 minutes

PADS DELIVERED

- ✓ Paved service road with curb and gutter
- ✓ Over-lotting done
- ✓ Storm sewer in
- ✓ Sanitary sewer in
- ✓ Water in
- ✓ Electrical in

This site contains 9 Acres of available land of five plats which may be purchased as a whole or as individual parcels.

Zoned for commercial use in a busy intersection and surrounded by residential areas – this area has limitless potential for growth.

Great site for a bank, urgent care facility, retail strip center, day care facility, restaurants, pharmacy, and convenience stores.



For more information, please contact:

Greg Kaufman, Principal
+1.719.822.1880 - greg@COREcommbc.com

www.COREcommbc.com

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PROPERTY FEATURES

ENTIRE SITE	9.36 acres
PRICE	See Parcel Map for pricing
PARCEL #	6502407004, 6502407005, 6502407006, 6502407007, and 6502407008
ZONING	CC (Commerical Community)



Demographics

	1 Mile	3 Miles
Est. Population	11,817	61,907
Number of Households	4,245	19,769
Avg. HH Income	\$74,099	\$61,218
Median HH Income	\$62,348	\$51,078
Traffic Count	16,390 vpd	



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