

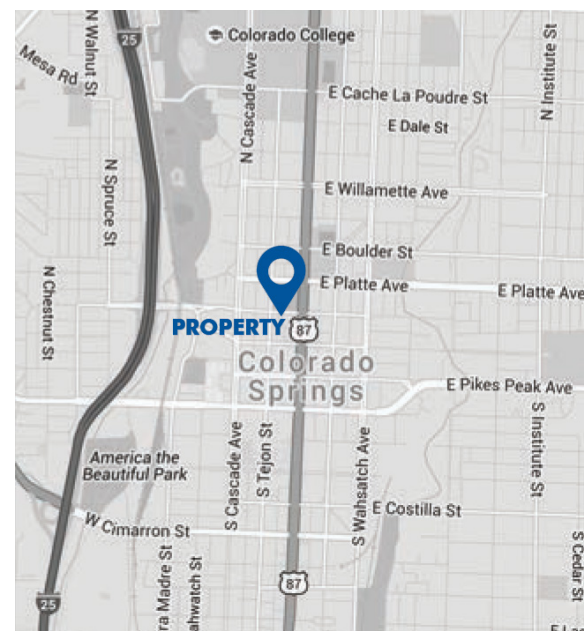
# 123 EAST BIJOU STREET

Colorado Springs, Colorado 80903



## PROPERTY OVERVIEW:

- Freestanding 6,940 SF building
- Now available for sale! Asking \$1,400,000.00
- 18'+/- ceilings
- Hot downtown Colorado Springs location
- Great visibility
- Easy access to I-25
- Heavy foot traffic
- Tax incentives available!
- Located in an Enterprise and Opportunity Zone



For more information,  
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**CROSBIE**

REAL ESTATE

GROUP

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## DEMOGRAPHICS

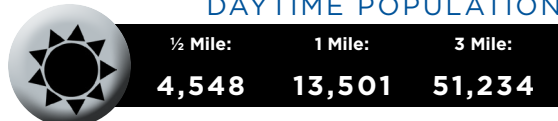
### POPULATION



### HOUSEHOLDS



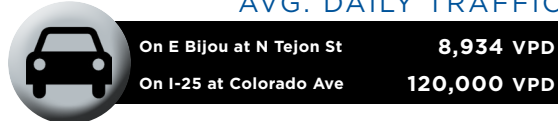
### DAYTIME POPULATION



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



Disclosure Agreement



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