



**Retail Pads Available**

**1,600 Acre Master Planned Business Park**

**Located at Colorado Springs Airport**



## **LISTING BROKERS**

**Scott Crosbie**

303 881 2211

[scrosbie@creginc.com](mailto:scrosbie@creginc.com)



**Forrest Hunt**

303 597 6500

[fhunt@creginc.com](mailto:fhunt@creginc.com)





Peterson U.S.  
Space Force  
Pop: 23,000



Reagan Ranch  
1,600 Homes



Passenger  
Terminal

NORTHROP GRUMMAN

AEROSPACE



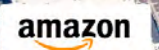
MILTON E. PROBY PKWY

RETAIL

OFFICE  
MIXED-USE  
LIGHT INDUSTRIAL

RETAIL

LIGHT  
INDUSTRIAL



RETAIL

GRINNELL BLVD

S POWERS BLVD

Bradley  
Heights

Painted Sky  
by Waterview





amazon

**1D**  
**2.5 AC**

**1A**  
**1.5 AC**

**1B**  
**1.5 AC**

**1C**  
**1.5 AC**

**2A**  
**1.5 AC**

**2B**  
**1.5 AC**

**2C**  
**1.5 AC**



amazon

GRINNELL BLVD

POWERS BLVD

27,639 VPD



MILTON E. PROBY PKWY

A  
2.2 AC

B  
2.2 AC

C  
2.5 AC

D  
1.9 AC

PROBY PAD SITES



NORTHROP GRUMMAN



RETAIL

GRINNELL BLVD



OFFICE  
MIXED-USE  
LIGHT INDUSTRIAL

LIGHT  
INDUSTRIAL

RETAIL



S POWERS BLVD





- 1,600 AC Business Park

- 230 AC Shovel Ready Land

- 27,639 vpd on S. Powers Blvd.

- 13,881 vpd on Milton E. Proby Blvd.

- 12 Commercial Gates

- 2.3 Million+ passengers per year

- CURRENTLY:

- 4,550,000+ SF Industrial

- 350,000+ SF Office

- Onsite Employers include 5,100 Job Positions

- FULL BUILD OUT:

- 15.4m SF of Industrial, Office, Retail

- Over 44,000 Employees





# DEMOGRAPHICS



## POPULATION

1 MILE	2 MILE	3 MILE
8,044	27,957	54,743



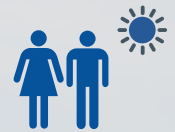
## HOUSEHOLDS

1 MILE	2 MILE	3 MILE
2,707	9,724	18,799



## AVG. HH INCOME

1 MILE	2 MILE	3 MILE
\$139,781	\$111,440	\$102,367



## DAYTIME POP.

1 MILE	2 MILE	3 MILE
1,043	5,136	10,385



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