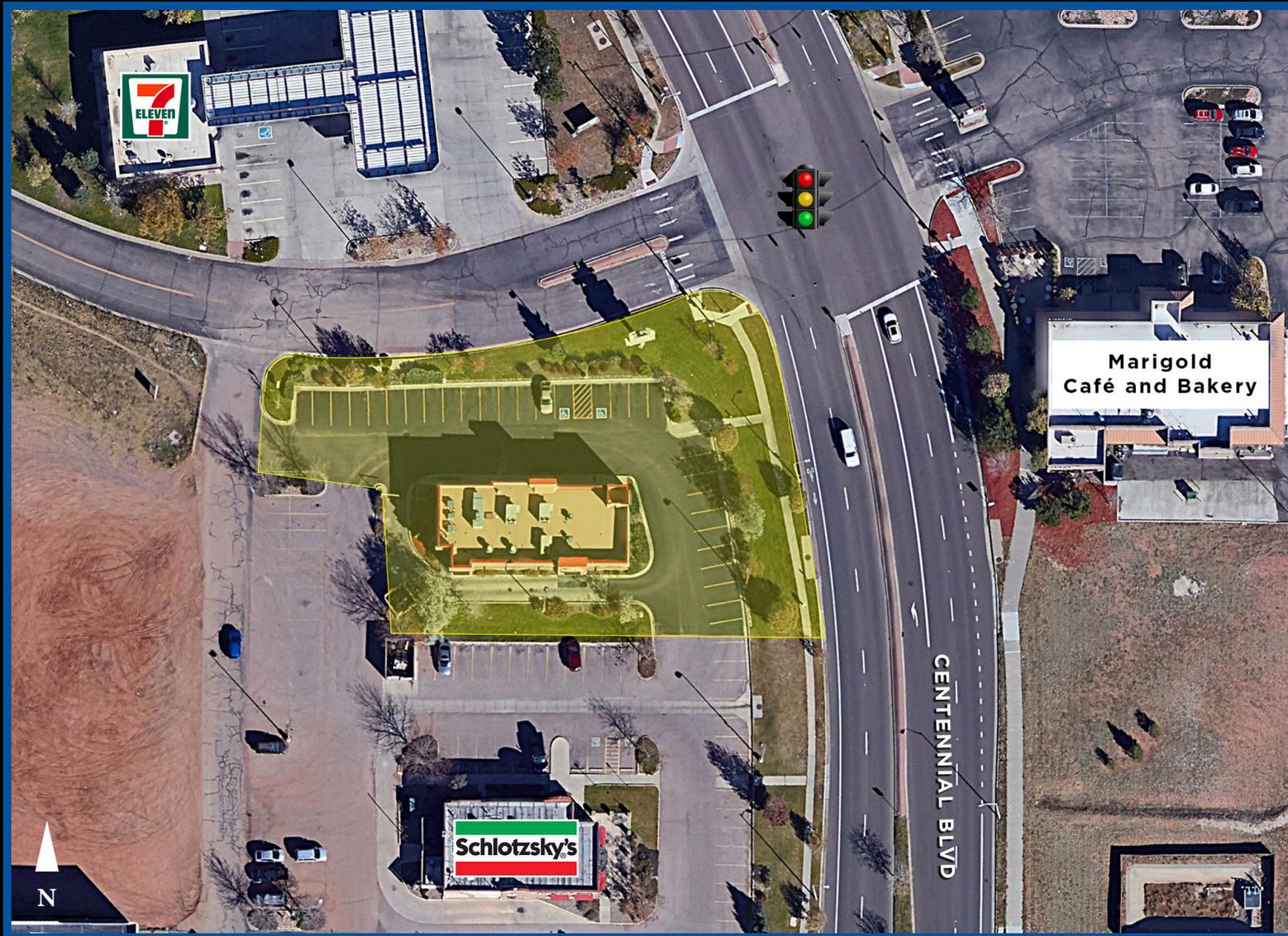


DRIVE THRU FOR LEASE or SALE

4540 Centennial Blvd, Colorado Springs, CO



For more information,
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PROPERTY OVERVIEW:

- Drive thru restaurant available for lease or sale
- Restaurant infrastructure in place
- **Building size:** 3,707 SF
- **Land size:** 38,332 SF
- Bank and Convenience Store restricted
- Prime Colorado Springs location
- High traffic counts and strong demographics



CROSBIE

REALESTATE

GROUP

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4540 Centennial Blvd, Colorado Springs, CO



The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker/associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

DEMOGRAPHICS

POPULATION

Icon	1 Mile:	3 Mile:	5 Mile:
	6,891	55,284	154,709

HOUSEHOLDS

Icon	1 Mile:	3 Mile:	5 Mile:
	3,096	24,283	68,573

DAYTIME POPULATION

Icon	1 Mile:	3 Mile:	5 Mile:
	8,057	38,720	106,640

AVG. HH INCOME

Icon	1 Mile:	3 Mile:	5 Mile:
	\$90,782	\$85,845	\$80,064

AVG. DAILY TRAFFIC

Icon	Centennial north of GotG
	15,000 VPD

Disclosure Agreement



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