

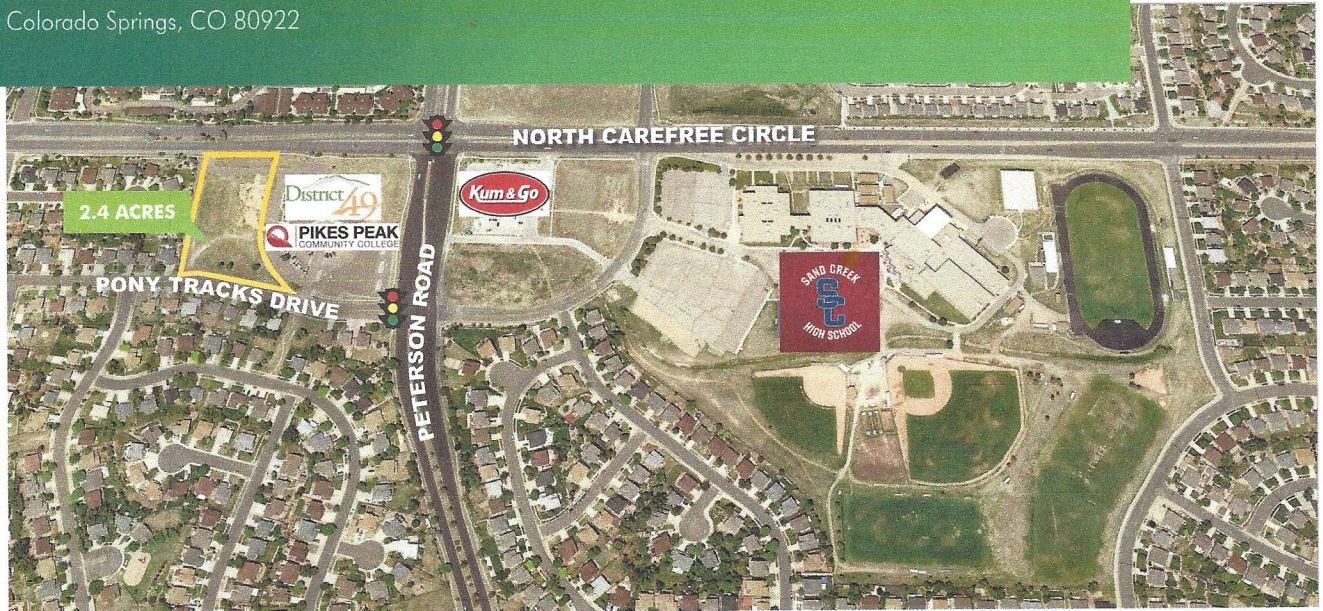
FOR SALE OR LEASE

# LAND - 2.4 ACRES

3790

PONY TRACKS DRIVE

Colorado Springs, CO 80922



## PRIME PROPERTY!

### FOR PROFESSIONAL OR MEDICAL OFFICE BUILDING

- + Neighbors District 49 Creekside Success Center/Pikes Peak Community College, the Springs Ranch neighborhood, and Sand Creek High School is nearby
- + Right-in/Right-out to North Carefree Circle
- + Access available from Pony Tracks Drive
- + Just minutes from major shopping corridor on Powers Boulevard
- + Multifamily possible
- + All utilities are on-site



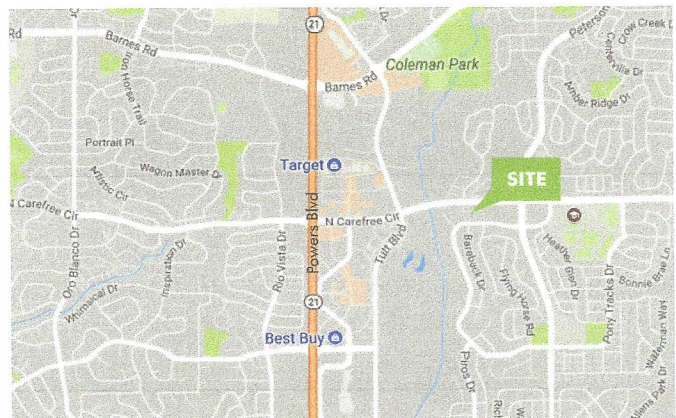
## CONTACT

### MATT GOWLER

Associate

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### PROPERTY DETAILS

Size	2.4 Acres
Zoned	PBC
Asking Price	\$375,000 / \$3.59/SF

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**CBRE**



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3790  
PONY TRACKS DRIVE  
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	1 Mile	3 Mile	5 Mile
Population	14,443	104,953	218,978
Households	5,184	39,118	83,132
Household Income	\$95,317	\$80,436	\$79,524
<b>TRAFFIC COUNTS</b>			
N. Carefree Circle at Peterson Road	12,428 VPD		
N. Powers Boulevard at N. Carefree Circle	61,568 VPD		



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