



PRIME RETAIL LAND FOR SALE

6325 SOURCE CENTER PT
COLORADO SPRINGS
80923

PRIME PAD SITE AVAILABLE
6325 SOURCE CENTER POINT | COLORADO SPRINGS, CO

DUBLIN BLVD
SOURCE CENTER PT
TEMPLETON GAP
N. POWERS BLVD
COLORADO SPRINGS, CO

NORTHBOUND: 45K VPD
+60,000 VPD

DUTCH BROS Coffee
Dion's
BURGER KING
SHERWIN-WILLIAMS COMMERCIAL PAINT STORE
BioLife

AVAILABLE LOT

- +1.01 ACRES
- ZONING: MX-M
- UTILITIES: AT SITE
- ASKING PRICE: \$750,000

**PRIME SITE
HIGH VISIBILITY**

6325 ZONING MX-M

Highlights

- ✓ Located in high-growth Powers Corridor retail district
- ✓ Surrounded by national, high-performing retailers
- ✓ High visibility and traffic exposure @ 60,000+ vehicles per day

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