

3784

AIRPORT RD

COLORADO SPRINGS, CO 80910

**100% LEASED
INVESTMENT OPPORTUNITY**

BACK TO MARKET!



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

3784

AIRPORT RD

**RETAIL BUILDING
WITH DRIVE-THRU**

BACK TO MARKET!

Newly built, 2,365 SF investment property now available. This quality constructed building is leased to Ruskin Liquors with 2 years remaining on the lease term. Property has a drive-thru, and the coolers are free-standing allowing for continued use as liquor store or drive-through fast-food restaurant or coffee shop. In high-traffic area near the intersection of Airport and Academy, this property offers a prime location with high visibility and easy access. The NNN lease where the tenant is responsible for all repairs and maintenance including roof and HVAC, provides a good income stream with little management from the owner.



SALE PRICE
\$1,095,000



LEASE EXPIRATION
DECEMBER 31, 2027



NOI
\$76,625



LEASE ESCALATIONS
3% ANNUAL NNN LEASE

OPTIONS TO RENEW - TWO 5-YEAR OPTIONS TO
RENEW AT 3% INCREASE FROM PREVIOUS YEAR



CAP RATE
7%

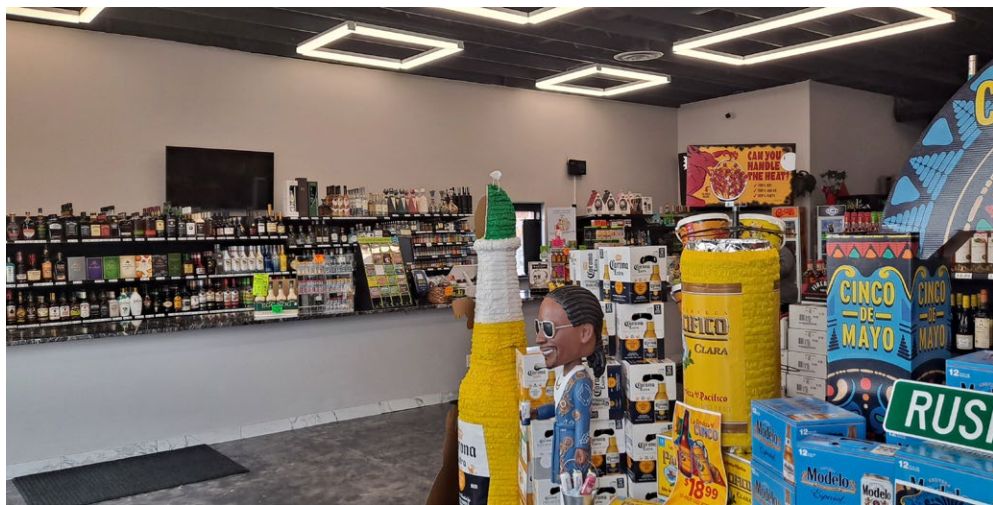
PROPERTY FEATURES

Building Size: 2,365 SF

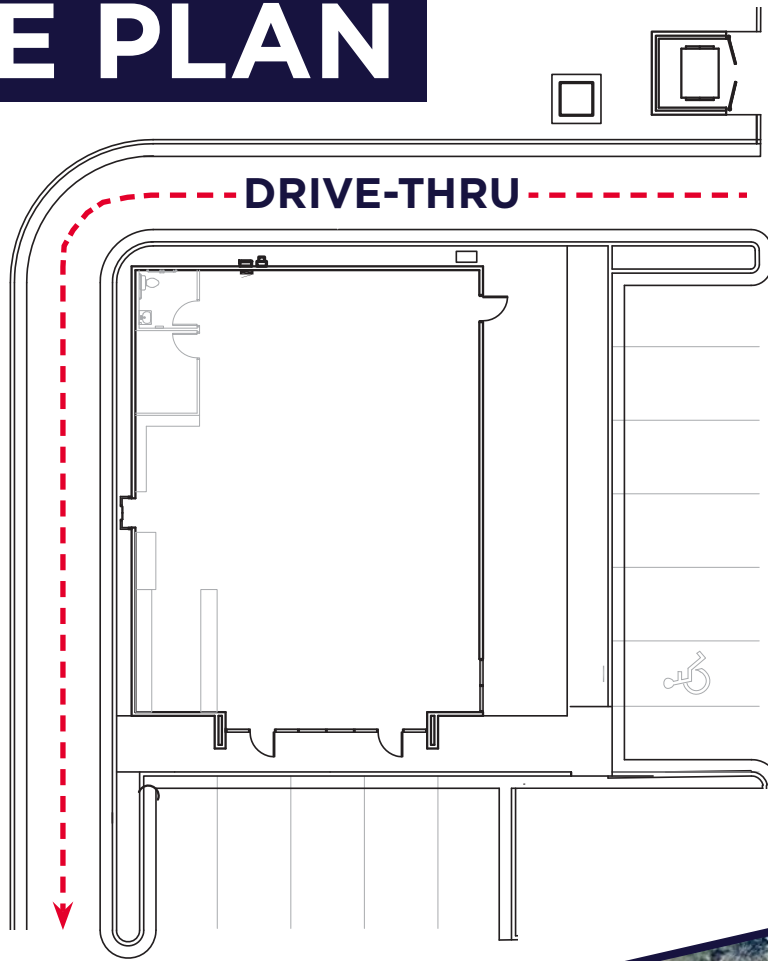
Site Area: 0.40 AC

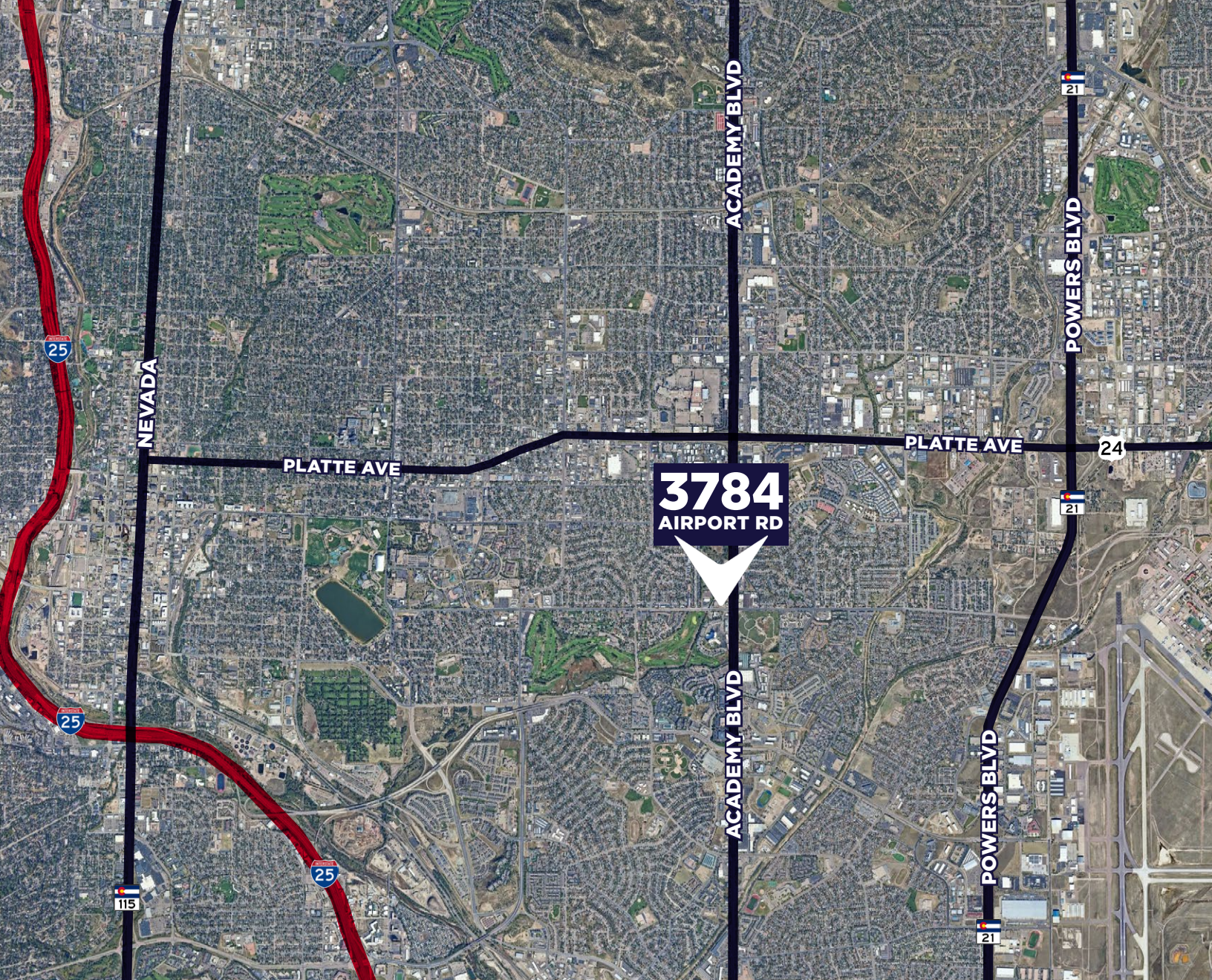
Parking: 21 Spaces

Year Built: 2022



SITE PLAN





**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,800	47,266	109,392



POPULATION

1 MILE	3 MILES	5 MILES
24,627	118,156	265,224



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$57,118	\$62,651	\$72,076