



FOR SALE

4825 Galley Rd
Colorado Springs, CO 80915

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**CUSHMAN &
WAKEFIELD**

Key Surrounding Facts

PROPERTY HIGHLIGHTS

This property, located at 4825 Galley Rd in Colorado Springs, offers a versatile retail opportunity, previously utilized as a convenience store. The site features excellent visibility, ample parking, and adaptable square footage suited for a variety of retail or service businesses. The surrounding area is characterized by a mix of residential neighborhoods, schools, and retail establishments, providing a strong customer base. With easy access to major roadways and proximity to key amenities, this location presents a strategic opportunity for businesses seeking a high-traffic, community-oriented setting.



Easy access to State Highway 21 (Powers Blvd) and E Platte Ave



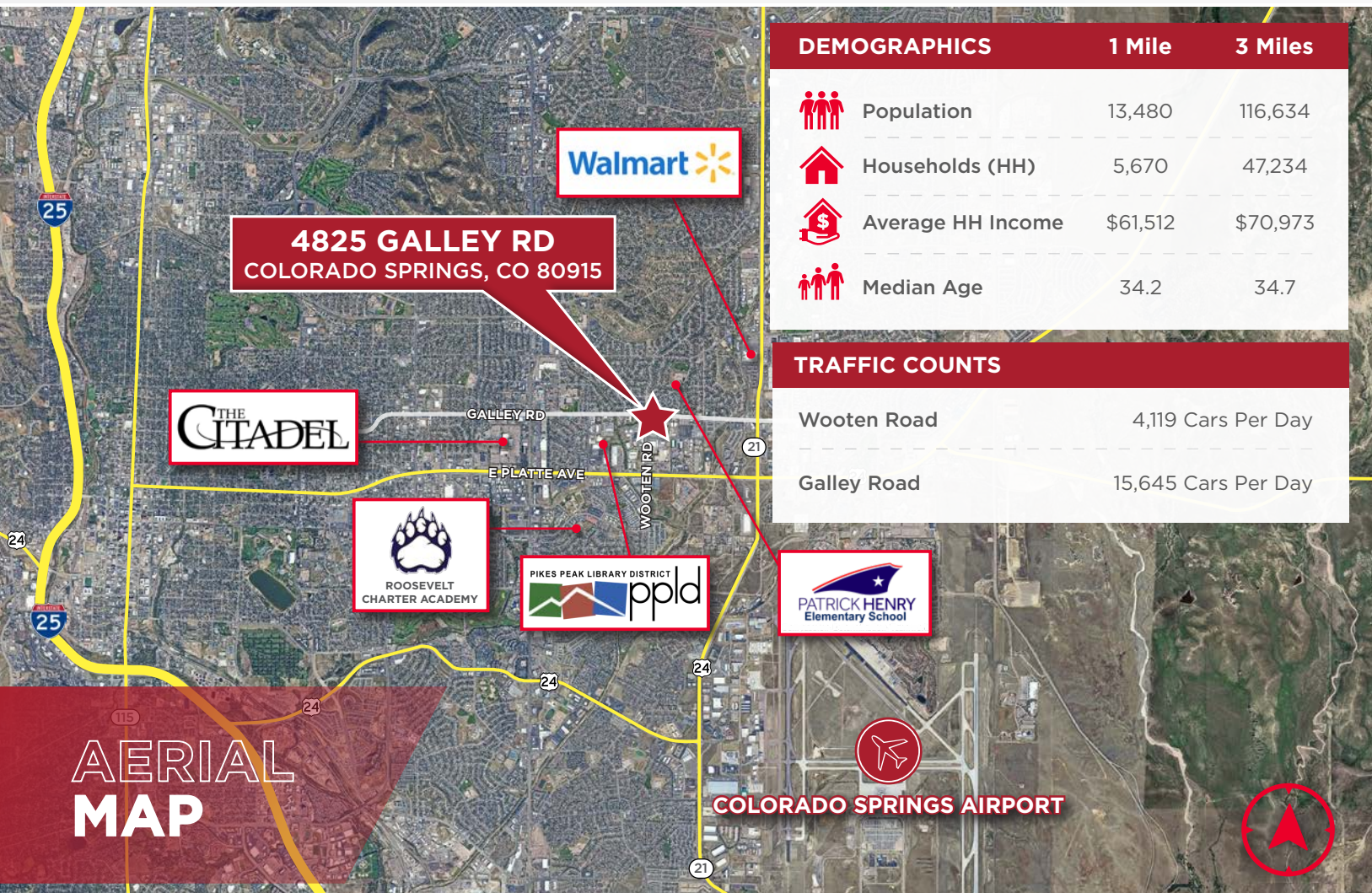
Population Growth within a one mile radius 2024 - 2029 estimated at 5.26%



3.5 Miles from the Colorado Springs Airport



Corner location with access from Wooten Rd and Galley Rd



4825 GALLEY RD



PROPERTY FEATURES

- | | |
|---|---|
| <ul style="list-style-type: none">• Size
Building Size: 1,672 SF
Land Size: 45,302 SF | <ul style="list-style-type: none">• Sale Price
\$990,000 |
| <ul style="list-style-type: none">• Type
Retail, former Convenience Store | <ul style="list-style-type: none">• Taxes (2024)
\$5,809.00 |
| <ul style="list-style-type: none">• Zoning
PBC AO APZ
(Planned Business Center with Airport Overlay and Accident Potential Zone) | <ul style="list-style-type: none">• <i>Property will be restricted against uses competitive with convenience stores</i> |

For more information, please contact:

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