



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



123 MANITOU AVE

MANITOU SPRINGS, CO 80829

PROPERTY HIGHLIGHTS

This **2.14 AC** property boasts visibility from Highway 24—the only major route into the mountains from Colorado Springs—making it a high-traffic hotspot for any development. Positioned ideally at the intersection of Manitou Ave and Highway 24, this land enjoys excellent accessibility for locals and tourists alike. Just minutes from the heart of Manitou Springs and Colorado Springs, this site is perfectly situated between these popular destinations.

With its flexible zoning, this property is ripe for either retail or multifamily development, catering to the bustling area's needs. Manitou Springs draws thousands of tourists annually, attracted by its charming downtown, mineral springs, and proximity to iconic attractions like Pikes Peak and Garden of the Gods. Residents and tourists passing through on Highway 24 create a steady flow of potential customers or tenants for any new business or residential project.

Surrounded by vibrant demographics and benefiting from prime location and visibility, this parcel is a unique investment opportunity. Establish your venture in the heart of the action, with direct access to one of Colorado's most-traveled mountain gateways.

DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,861	14,441	42,579



POPULATION

1 MILE	3 MILES	5 MILES
3,873	30,160	91,889

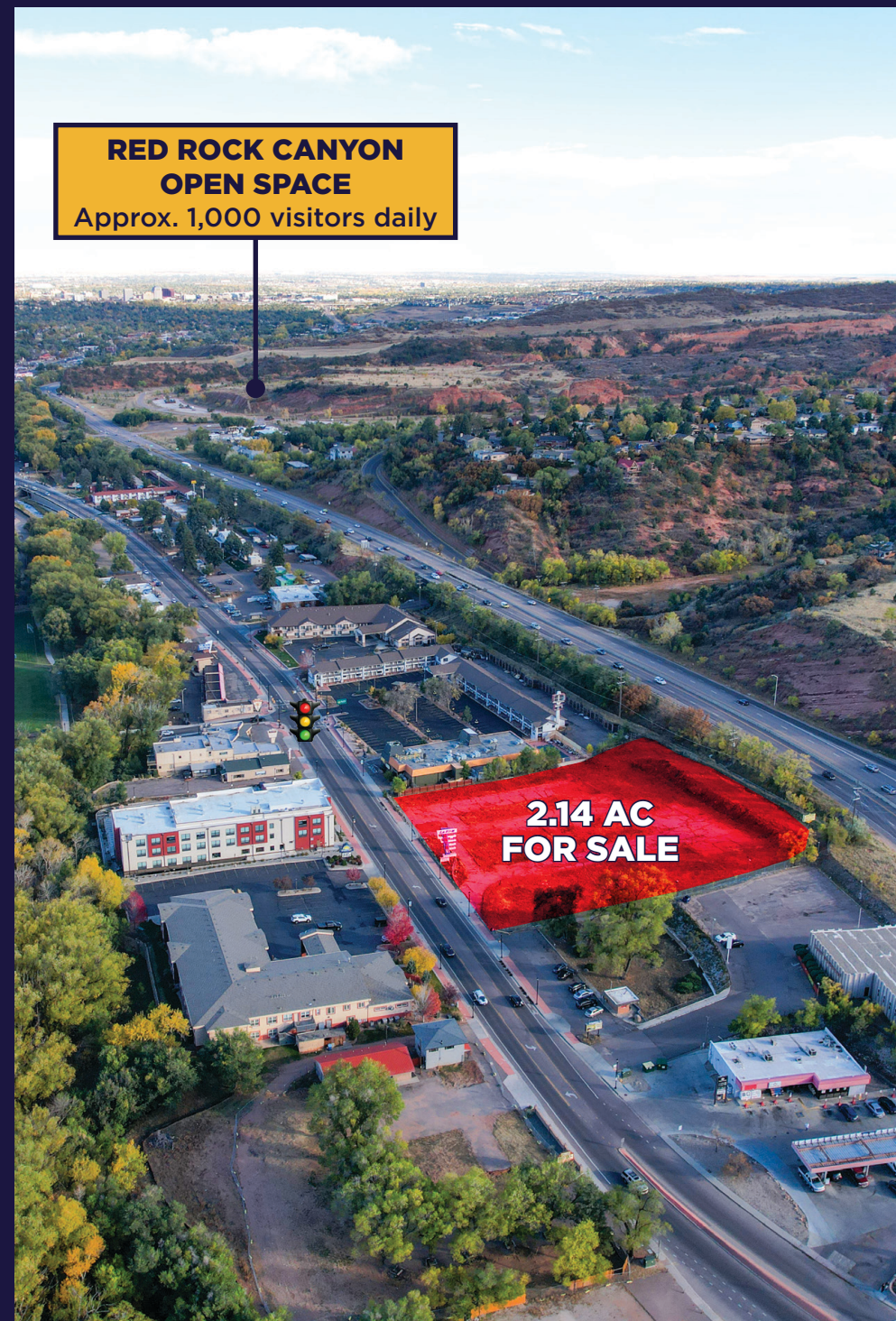


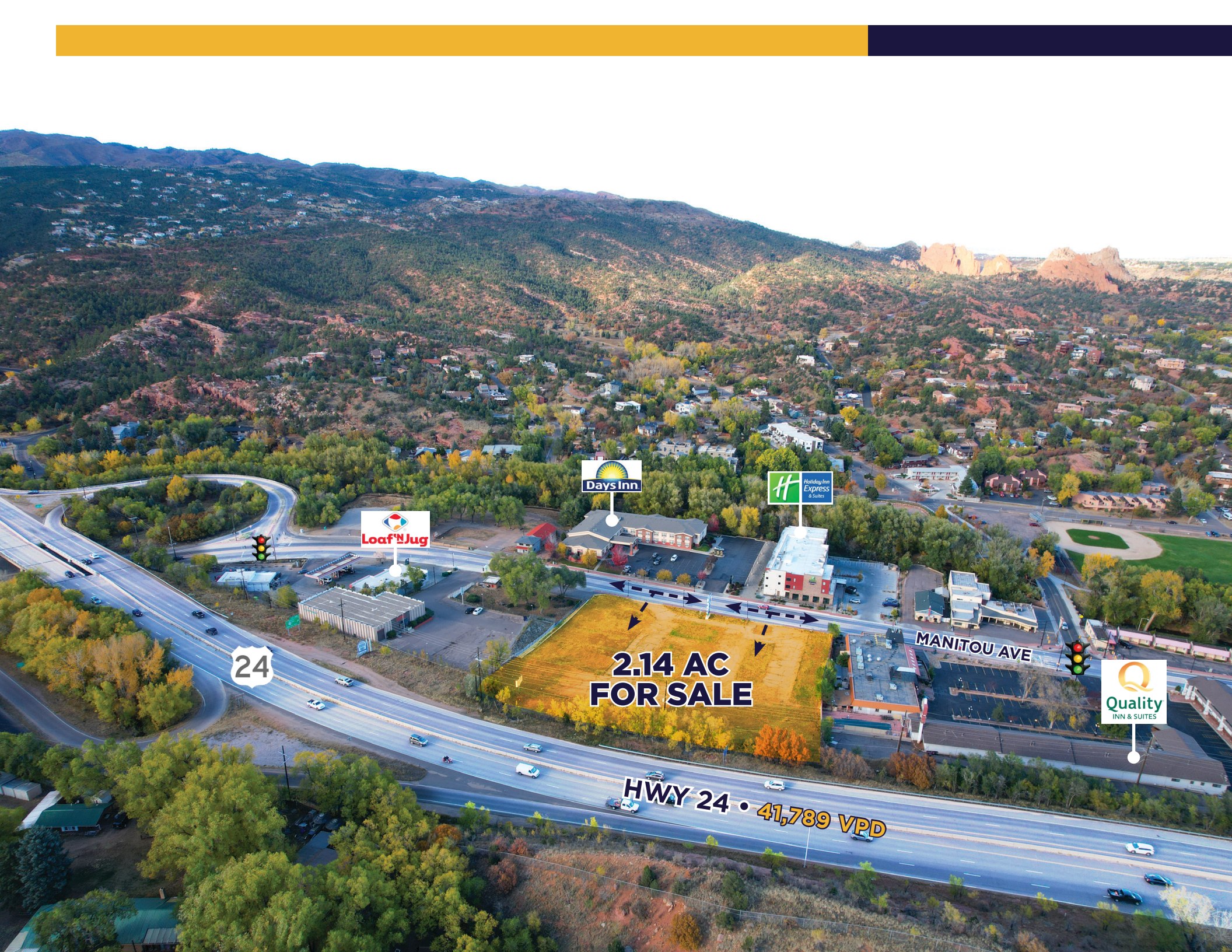
AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$112,966	\$98,211	\$94,059

**RED ROCK CANYON
OPEN SPACE**
Approx. 1,000 visitors daily

**2.14 AC
FOR SALE**





24

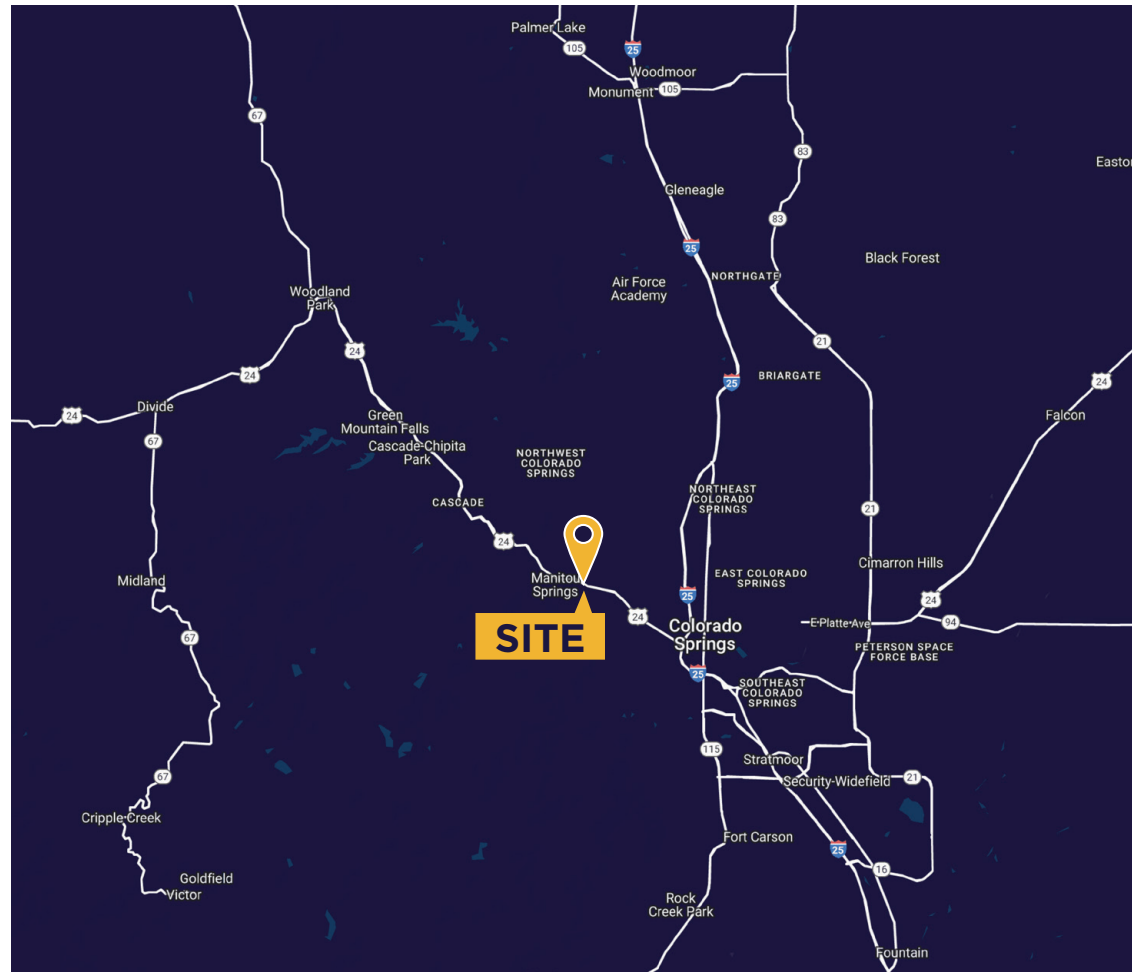
**2.14 AC
FOR SALE**

MANITOU AVE

HWY 24 • 41,789 VPD

DRIVE TIMES

Manitou Springs, CO	6 Min
Downtown Colorado Springs	9 Min
Woodland Park, CO	20 Min
North Colorado Springs	22 Min
Ft. Carson	25 Min
U.S. Air Force Academy	25 Min
COS Airport	25 Min
Peterson Space Force Base	28 Min
Mueller State Park	33 Min
Cripple Creek, CO	54 Min
Pikes Peak	58 Min
Eleven Mile State Park	65 Min
Buena Vista, CO	101 Min



FOR MORE INFORMATION, PLEASE CONTACT:

DAN RODRIGUEZ
+1 719-418-4068
dan@coscommercial.com

PATRICK KERSCHER
+1 719-418-4065
patrick@coscommercial.com



**Colorado Springs
Commercial**

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.