

794

FOR SALE

3805 Maizeland Rd Colorado Springs, CO 80915

805

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SAVES

3805 MAIZELAND RD

Key Surrounding Facts

PROPERTY HIGHLIGHTS

This property, located at 3805 Maizeland Road 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 hightraffic, community-oriented setting.



Easy access to the property via Maizeland Road & N. Academy Boulevard



Population Growth within a one mile radius 2025 - 2030 estimated at 3.91%



9 Miles from the Colorado Springs Airport



Corner location with access to Maizeland Road & N. Academy Boulevard

| 3805 MAIZELAND R COLORADO SPRINGS, CO 80 | | | DEMOGRAPHICS | 1 Mile | 3 Miles | |
|---|--------------|-------------|---|----------|--------------|--|
| COLORADO SPRINGS, CO 80 | | | Population | 12,575 | 117,200 | |
| 25 Mail | Walmart > | | Households (HH) | 5,498 | 49,484 | |
| MAIZELAND.RO | | | Average HH Income | \$87,030 | \$87,158 | |
| | | tî î î | Median Age | 40 | | |
| | GALLEY RD | | TRAFFIC COUNTS | | | |
| GITADEL | | (1) Maizela | Maizeland Road 4,057 Cars Per Day | | | |
| | E PLATTE AVE | N. Acad | N. Academy Boulevard 47,111 Cars Per Date | | Cars Per Day | |
| ROOSEVEL CHARTER ACA | | | | | Max D | |
| 25 | | | | | | |
| 23 | 24 | | | | X | |
| AERIAL | | | | KS. | N. R. | |
| MAP | | OLORADO S | RADO SPRINGS AIRPORT | | | |
| | 2 | | | | | |

3805 MAIZELAND RD



PROPERTY FEATURES

| • Size Building Size: Land Size: | - | Sale Price | \$860,000 |
|---|--|----------------|------------|
| • Туре | Retail, former convenience store with single drive-thru car wash | • Taxes (2025) | \$5,583.71 |
| Zoning | PBC | | |

For more information, please contact:

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