

VILLAGE AT LORSON RANCH

MULTI-USE PAD SITES FOR SALE



Marksheffel Rd & Fontaine Blvd
Colorado Springs, CO 80925

**Pad sites depicted are concept plan only.
Pad sites can be sized appropriately pursuant
to Buyer's or Tenant's individual needs.*



ZONING

PUD
(Planned Unit Development)



PRICE

**Contact
Broker**



Mark Useman | Senior Broker



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NAIHighland



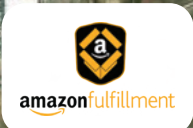
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MARKSHEFFEL RD

BRADLEY RD

**Rolling Meadows
& Bull Hill
Future Planned
Development**

IDEAL USERS

- Convenient Store
- Car Wash
- Quick Service Restaurants
- Multi-Tenant Retail
- Bank
- Financial Center
- Automotive Services
- Salon & Spa
- Specialty Grocer
- Fitness Center
- Full-Service Restaurants



FONTAINE BLVD

SUBJECT PROPERTY

**Lorson Ranch
Future Planned
Development**

DEMOGRAPHICS (2026)

	1mi	3mi	5mi
Population	7,345	34,504	75,644
Households	2,243	11,090	24,868
Average Home Value	\$486,473	\$487,077	\$472,264
Average HH Income	\$114,825	\$104,603	\$94,941