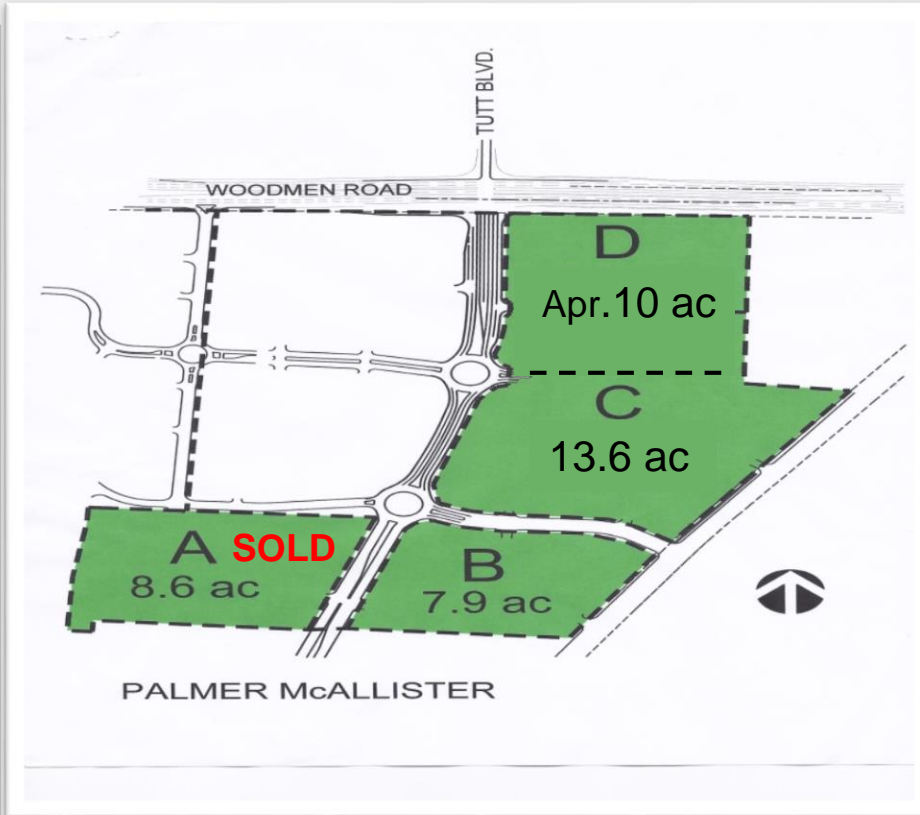


# Land For Sale

## Business Park

Intersection of Sisters Grove and Tutt



### Total Size: 31.5 Acres

Lot A:	8.6 AC	SOLD
Lot B:	7.9 AC	\$6.75 PSF
Lot C:	13.6 AC	\$8.00 PSF
Lot D:	10 AC	Market Price
Zoning:	PBC	

WOODMEN RD & POWERS BLVD	1 MILE	3 MILE	5 MILE
EST. POPULATION	9,275	82,352	169,540
EST. AVG HH INCOME	\$83,601	\$86,943	\$81,155
EST. DAYTIME POPULATION	1,793	12,467	53,984

#### Location:

Located just east of Woodmen and Powers Blvd., adjacent to St. Francis Medical Center. It's proximity to St. Francis Medical Center, Villa Sports, Big Box Retailers and upper income residential make it a good fit for a variety of retail, medical office, restaurant, office storefronts, and industrial.

**Suggested Uses: Retail, Medical Office, Daycare, Restaurant, Industrial**



St. Francis Medical Center

# Palmer McAllister

For more information please contact:

**GARY HOLLENBECK**

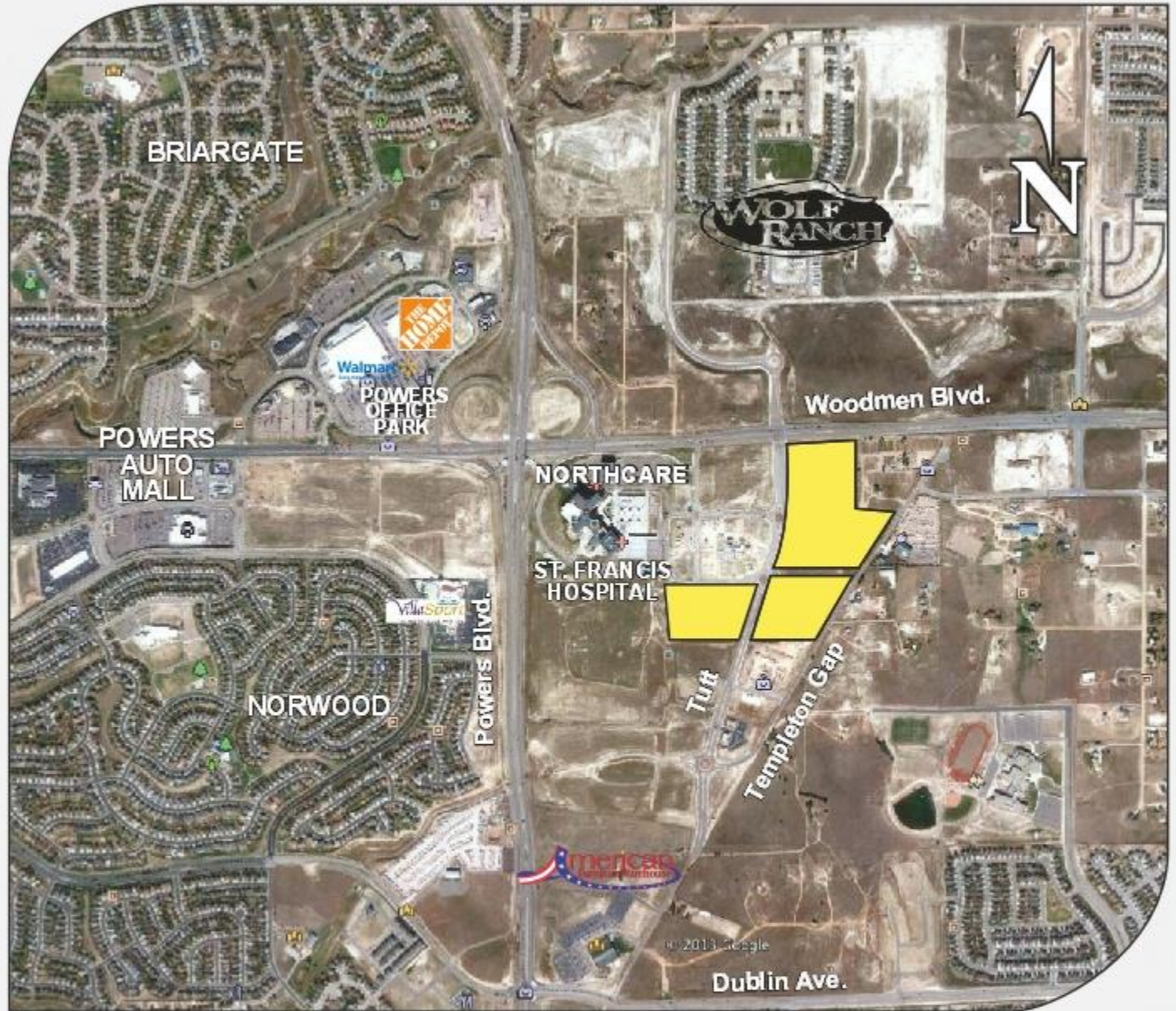
Principal  
(719) 630-2222  
ghollenbeck@palmer-mcallister.com

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# Land For Sale

## Business Park

Intersection of Woodmen and Tutt  
Intersection of Sisters Grove and Tutt



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▪ Located in Colorado Springs' Fastest Growing Region

▪ Located at the entrance to St. Francis Medical Center

For more information please contact:

**GARY HOLLENBECK**

Principal  
(719) 630-2222

[ghollenbeck@palmer-mcallister.com](mailto:ghollenbeck@palmer-mcallister.com)

**Palmer  
McAllister**

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