



6325 SOURCE CENTER PT  
COLORADO SPRINGS  
80923

# PRIME RETAIL LAND FOR SALE

**PRIME PAD SITE AVAILABLE**  
6325 SOURCE CENTER POINT | COLORADO SPRINGS, CO

DUBLIN BLVD  
SOURCE CENTER PT  
TEMPLETON GAP  
N. POWERS BLVD  
COLORADO SPRINGS, CO

NORTHBOUND: 45K VPD  
+60,000 VPD

DUTCH BROS Coffee  
Dion's  
BURGER KING  
SHERWIN-WILLIAMS COMMERCIAL PAINT STORE  
BioLife

**AVAILABLE LOT**

- +1.01 ACRES
- ZONING: MX-M
- UTILITIES: AT SITE
- ASKING PRICE: \$750,000

**PRIME SITE  
HIGH VISIBILITY**

6325 ZONING MX-M

## Highlights

- ✓ Located in high-growth Powers Corridor retail district
- ✓ Surrounded by national, high-performing retailers
- ✓ High visibility and traffic exposure @ 60,000+ vehicles per day

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Presented by  
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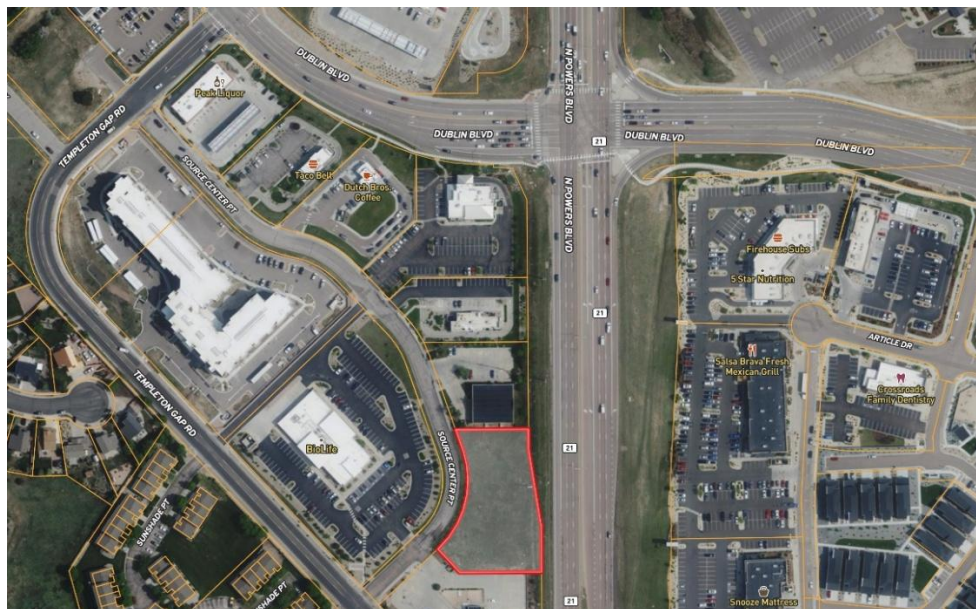


**STREET VIEW FROM POWERS, FACING WEST:**





**AERIAL VIEWS OF LOT WITH BOUNDARY LINES:**





**SAMPLE RENDERINGS:**

