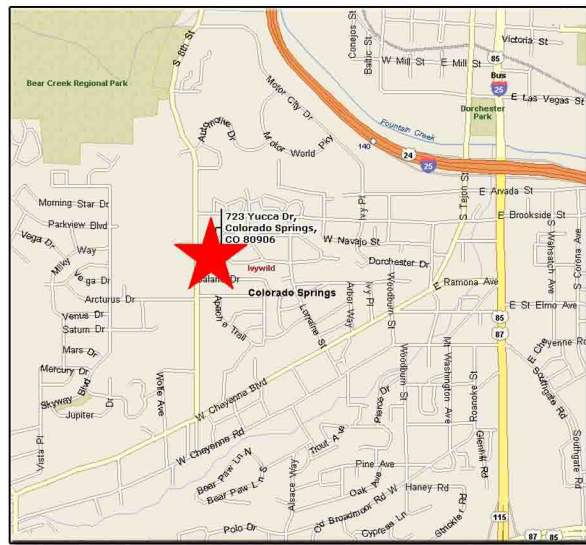
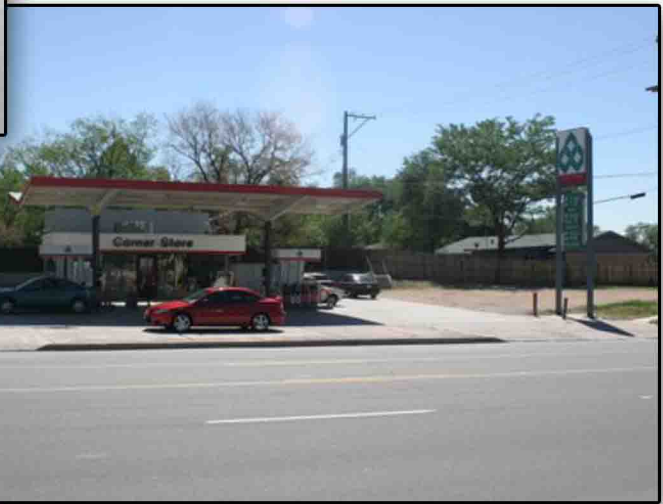


# CONVENIENCE STORE FOR SALE

YUCCA DRIVE & 8TH STREET, COLORADO SPRINGS, CO



**PRICE: \$ 450,000**



## BUILDING INFORMATION:

**Site Size: 20,993 SF**

**Building Size: 784 SF**

**Canopy Size: 3,000+/- SF**

## DEMOGRAPHICS:

	Mile 1	Mile 3	Mile 5
Population:	8,806	58,890	155,402
Ave. HH Income: (2005 Estimate)	\$55,080	\$55,980	\$53,178

**C. SCOTT GRAY**  
**719-243-6400**

scott@cornerstoneretail.com



**FIND YOUR ADDRESS FOR SUCCESS**

# CORNERSTONE

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**FULL-SERVICE COMMERCIAL REAL ESTATE TEAM**  
1855 FOUNTAIN MESA • FTN. CO 80817 • FAX 719-382-7447

# 723 YUCCA DRIVE

8th Street

Auto Park

Interstate 25

Nevada Ave./Hwy 115

Cheyenne Mtn. Blvd.

Cheyenne Rd.

Circle Dr.

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TEXAS

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GYM

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noodles  
and company

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Jordmans

ROSS  
DRESS FOR LESS

STARBUCKS  
COFFEE

Chipotle

AVEDA

RED ROBIN

ON THE  
ROCKERS

THE  
TRUMP  
HOTEL

IHOP



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