

4,249 sf Building/Pad Site For Sale | Rare Opportunity

Leasing Building: \$35 psf Gross | Ground Lease: asking \$90,000 annual | 565 N Chelton Rd, Colorado Springs, CO 80909



Asking Sale Price: \$1.4 million

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LARGEST SEGMENT SPIKE IN THE SPRINGS

Formerly operating as a franchise enterprise of Krispy Kreme, a fast-food/donut pad site with drive-thru, this **4,249 sf retail pad site has opened for sale** with a competitive asking price of \$1.4 million.

Demographics present as an opportunity to take advantage of the largest segment spike in the Colorado Springs area for the twenty-five to thirty-seven year old male consumers, a tad more than the female sectors. There are high concentrations located near the Citadel Mall area due to affordable housing, the area boasting a high concentration of renters within this 25-37 age group along the dense apartment complexes bordering N. Academy Blvd and E. Platte Avenue. Further, there appears to be greater male dominance due in part as well to the military bases in the surrounding areas.

Also nearby are Colorado College, Fort Carson and Peterson Space Force Base. **Do please give us a call for more detailed information.**

Source: U.S. Census Bureau 2020-2024; and world population review 2025/2026

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STUDIES TARGET YOUNG ADULTS

The centralized location of this pad site is home to highly dense young adult populations whereby studies from 2023 to 2025 reveal adults aged 25 to 37 make up a largely prominent segment of the local consumer base in this 80909 zip code area.

PROPERTY INFORMATION

Asking Sale price	\$1,400,000
SaleType	Investment or Owner User
Building Size	4,249 sf
Retail Footage	4,249 sf
Building Class	B
Pad Site	1.3 acres
Ground Lease	Contact Broker
For Lease	\$35 psf Gross
Property Type	Retail
Property Subtype	Fast Food
Restaurant fixtures	Grease trap and hood
Parking	Ample onsite parking
Intersection	Lighted

Notes

- ▶ Heavy daily traffic both directions
- ▶ Located on lighted intersection
- ▶ Dense populations

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As investment or owner operator



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Exact locations of each enterprise so noted is only a close approximation, used simply as a visual interpretation of nearby businesses from the site.

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The site at 565 N Chelton Rd is positioned in a popular retail community with a daily influx of shoppers and tourists with high volume daily traffic counts.

A few of the shops at CITADEL MALL



And nearby CITADEL CROSSING



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AREA DEMOGRAPHICS

Traffic Counts (2026)

On E Platte Ave at N Chelton Rd W	43,439 VPD
On E Platte Ave at N Chelton Rd E	42,754 VPD
On N Chelton Rd at E Platte Ave S	11,936 VPD
On N Chelton Rd at E Platte Ave N	10,714 VPD

Area Demographics (2025)	1-Mile	3-Miles	5-Miles
Estimated Population	16,914	123,274	279,162
Average HH Income	\$66,604	\$80,972	\$88,909
Owner Occupied HH	2,652	25,282	61,694
Renter Occupied HH	4,635	27,298	55,334

Source: CoStarPropertyDemographics & DataMetrix 09/15/2026

PROPERTY HIGHLIGHTS

- ▶ This property is a 1.3 acre pad site
- ▶ A drive-thru is in place
- ▶ Ample onsite parking available
- ▶ Located on lighted intersection
- ▶ Great visibility and access to and from E. Platte Ave

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ENTERPRISING: future possibilities

Remarkably, out of all the cities in this nation, Colorado Springs is ranked in second place from a long list as being one of the top “pet-friendly cities” in the U.S. for its high ranking in pet services, active outdoor communities and welcoming hotels that allow pets for the millions of visitors that frequent Colorado Springs annually. Perhaps establishing an affordable 24/7 emergency facility for the medical health and well-being of one’s pets at all hours of day and night at 565 N Chelton Rd would work exceptionally well in this area.

Besides catering to the needs for pets or the like, the 565 N Chelton Rd pad site offers an abundance of other possibilities for a business.

According to findings from a 2022 Longwoods International Travel USA Visitor Profile study, an estimated 24 million tourists spent approximately \$2.8 billion in the Pikes Peak/Colorado Springs area in 2023, an increase of 300,000 visitors and \$2 million in spending from the year prior, and has been exponentially increasing since 2019 (a year prior to the pandemic) which is clear that the region’s tourism is continuing on an upward trajectory and thus with it, the growth of monetary spending.

In that current inflationary times are upon us with massive price hikes on most products and potentially remaining intact for a number of years to come, the demographics in this zip code 80909 area points to a viable potential in offering this site as a retail store that offers products and services at discount or budget prices, such as the chains Dollar Tree, Five Below, Family Dollar, and Dollar General to name a few. Or simply create your own store, maybe call it “80909” which could work for more than just the inflationary times ahead.

This pad site also rests within the demographics that could point to a mid-sized discount liquor store, some form of combined repair shops, hair salon services, a small neighborhood market, or a discounted children’s clothing and toys enterprise.

There is promise for the 565 N Chelton Rd pad site. Please give a call for more complete detailed information.

- ▶ Close proximity to Citadel Mall and Citadel Crossing
- ▶ Within 13 - 14 min from Peterson Space Force Base
- ▶ High density daily traffic in both East/West directions
- ▶ Available ample off-street parking

- ▶ Approx. 22 min from U.S. Air Force Academy
- ▶ Millions of tourists come to Colorado Springs annually
- ▶ This pad site is centrally located in Colorado Springs
- ▶ Located at a lighted intersection

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