

**RETAIL FOR LEASE • ACADEMY STATION**  
3952 F N Academy Blvd Colorado Springs, CO 80917



**HAIR SALON REQUIRED**



This shop space lies in-line with the largest CosmoProf in Colorado Springs (expansion soon to start), next door to Brazilian Wax, and around the corner from a lauded nail salon. A perfect location for a beauty salon, with the plumbing for sinks already in the walls. Superb retail location and visibility, signage on the monument sign included. Rear access allows staff and customers to park in back.

<p><b>DEMOGRAPHIC</b></p> <p><b>POPULATION 2020</b></p> <p>2 Mile: 56,846 5 Mile: 318,188 10 Mile: 547,342</p> <p><b>AVG HH INCOME</b></p> <p>2 Mile: \$77,435 5 Mile: \$79,101 10 Mile: \$84,587</p>	<p><b>SUITES AVAILABLE</b></p> <ul style="list-style-type: none"> <li>• Lease Rate: \$9.50</li> <li>• NNN's: \$6.20</li> <li>• Suite 3952 F: 2,291 SF</li> <li>• Zoning: C6 General Business</li> </ul> <p>TRAFFIC VPD: 105,253</p> <p>SINGLE FAMILY HOUSING: 69%</p>
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