

RETAIL OR OFFICE FOR LEASE • ACADEMY STATION

3958-113 & 114 N Academy Blvd Colorado Springs, CO 80917



Academy Station Shopping Center has Superb retail exposure right on North Academy Boulevard. This property, just south of Austin Bluffs, is an ideal retail location. It can be accessed from southbound North Academy Boulevard, American Drive, or Van Tylingen. Each shop space has a front and rear access door, making parking and access a breeze for clients. Signage is very visible on North Academy.

DEMOGRAPHIC

POPULATION

1 Mile:	17,086
3 Mile:	118,040
5 Mile:	292,020

AVG HH INCOME

1 Mile:	\$53,066
3 Mile:	\$66,809
5 Mile:	\$64,908

SUITES AVAILABLE

- Lease Rate: \$6.50
- NNN's: \$5.50
- Suite 3958-113 & 114 _____
- Zoning: C6 General Business

TRAFFIC VPD: 107,191

APARTMENT UNITS-2 MILE: 5,491

CANDACE SEATON

Senior Broker, Retail & Investment

719.228.3624

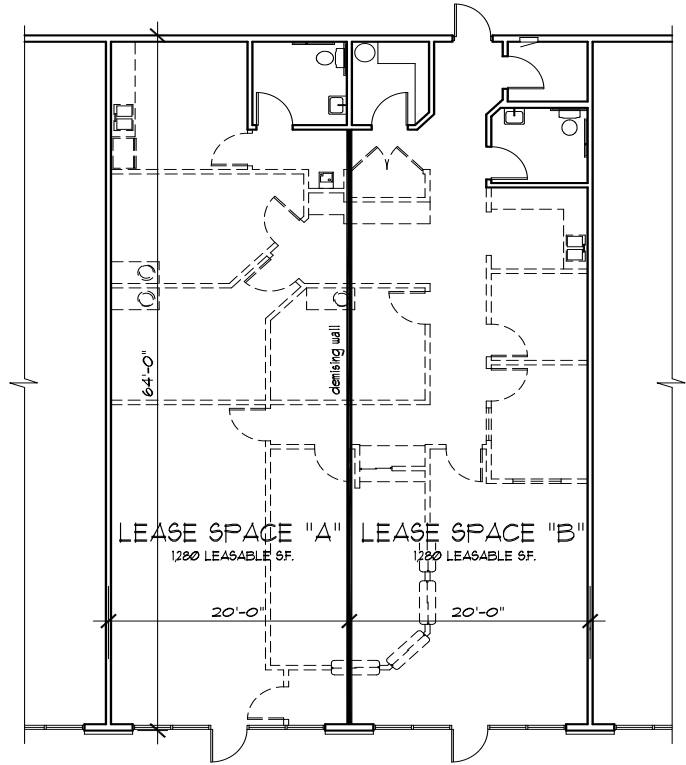
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POTENTIAL SUBDIVISION FOR MULTIPLE TENANT SCENARIO



3958 N. ACADEMY BLVD, SUITE 100A 3958 N. ACADEMY BLVD, SUITE 100B

FLOOR PLAN

SCALE: 1/8" = 1'-0"

