

1,300 - 1,662 SF | 2nd Gen Dry Cleaning Space FOR LEASE

NAIHighland



5035-5069 N Academy Blvd Colorado Springs, CO 80918

- 1,500 SF 2nd Generation Dry Cleaning Space Available
- 1,662 SF Sublet Space | 2 Years Left on Lease Term | Landlord is willing to look into more term
- High traffic counts—93,507+ VPD
- Anchored by four national retailers
- Zoned PBC
- \$14.00-\$17.00 PSF, NNN
- \$4.00 PSF estimated NNN expenses

Join: **BIG LOTS!**



SUPERCUTS®



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Aerial Legend

- | | | |
|---|--------------------------------------|---|
| 1. Thai Taste | 5. Pet Pantry | 9. Sublet Space Available - 1,662 SF |
| 2. Sonii's Playroom | 6. Mirch Masala | 10. Art Gallery of the Rockies |
| 3. 2nd Gen Dry Clean Space - 1,500 SF | 7. Sassy Nails | 11. Edward Jones |
| 4. Pet Pantry | 8. Space Available - 1,300 SF | 12. Ambrose Family Health Consultant |

Market Profile

| | 1-Mile | 3-Mile | 5-Mile |
|-------------------|-----------|-----------|-----------|
| Population | 16,216 | 113,303 | 293,395 |
| Households | 6,531 | 46,463 | 117,020 |
| Median Home Value | \$305,840 | \$309,580 | \$323,775 |
| Businesses | 1,132 | 6,923 | 17,575 |
| Employees | 8,525 | 49,439 | 146,409 |



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 11/07/2023

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