

Plaza 3500

Plaza 3500 3506-3574 N. Academy Blvd. , Colorado Springs , CO 80917



Offering Summary

Lease Rate:	\$12.00 - 15.00 SF/yr (NNN)
Land Area:	3.5 Acres
NNN's:	\$4.19/SF
Suite 3510:	5,383 SF
Suite 3540:	2,500 SF
Suite 3556	2,402 SF
Suite 3568-3570:	3,872 SF
Zoning:	C5 Commercial CR

Property Overview

- Multiple Suites available at this prime N. Academy Blvd. location with excellent visibility and full access intersection at N. Carefree Circle
- Newly renovated shopping center offers great retail, office and flex space options with large parking lot in a high density area with apartments, retail, office
- Easy access to Austin Bluffs Blvd., Powers Blvd. and University of Colorado Colorado Springs.



For More Information

Caleb David

PRINCIPAL/BROKER ADVISOR
caleb@davidcommercial.com
719.425.7139

david.
COMMERCIAL REAL ESTATE

Plaza 3500

Plaza 3500 3506-3574 N. Academy Blvd. , Colorado Springs , CO 80917



Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,347	41,646	96,129
Total Population	9,390	87,565	214,509
Average HH Income	\$40,538	\$50,750	\$55,413

For More Information

Caleb David

PRINCIPAL/BROKER ADVISOR

caleb@davidcommercial.com

719.425.7139

david.
COMMERCIAL REAL ESTATE