

**OFFICE BUILDING FOR SALE**  
OWNER-USER OR INVESTMENT

# The Cameo Building

1322 N ACADEMY BLVD., COLORADO SPRINGS, CO 80909



## AVAILABLE SUITES

SUITE	TOTAL SF
SUITE 102	300 SF
SUITE 106	150 SF
SUITE 108	112 SF
SUITE 109	132 SF
SUITE 114A	165 SF
SUITE 114B	131 SF
SUITE 114E	161 SF
SUITE 116	300 SF
SUITE 118	132 SF
SUITE 119	132 SF
SUITE 204	1,441 SF
SUITE 214	687 SF

## PROPERTY INFORMATION

LEASE RATE:	\$8.00 - \$10.00 / SF + NNN
NNNs (2023 Est.)	\$8.00 / SF
YEAR BUILT/RENOVATED:	1972 / 1990
PARKING:	80 (3.60 / 1,000 SF)
ZONING	OC

★ \$200,000 in recent CapEx

## TRAFFIC COUNTS (2023)

N Academy Blvd & E San Miguel St.	43,221 VPD
N Academy Blvd. & Hub Cir, SE	50,071 VPD

**DEMOGRAPHICS (2023 Est.)**

**Drive Time - Minutes**

	5 MIN	10 MIN	15 MIN
2023 Est. Population	25,801	156,432	329,175
2023 Est. HHs	10,931	66,089	133,056
2023 Est. Avg. HH Income	\$60,105	\$67,255	\$76,201

**Radius - Miles**

	1 MILE	3 MILES	5 MILES
2023 Est. Population	16,084	123,451	294,155
2023 Est. HHs	6,577	52,485	119,414
2023 Est. Avg. HH Income	\$61,929	\$66,347	\$74,741

**Traffic Counts (ADT 2022)**

N Academy Blvd at E San Miguel St	43,221 VPD
N Academy Blvd at Hub Cir	50,071 VPD

Source: 2023 US Estimate, All Rights Reserved, Alteryx, Inc., CoStar

