

# FOR LEASE

## Free-Standing Restaurant

8050 N. Academy Blvd. Colorado Springs, CO 80920

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### PROPERTY INFORMATION

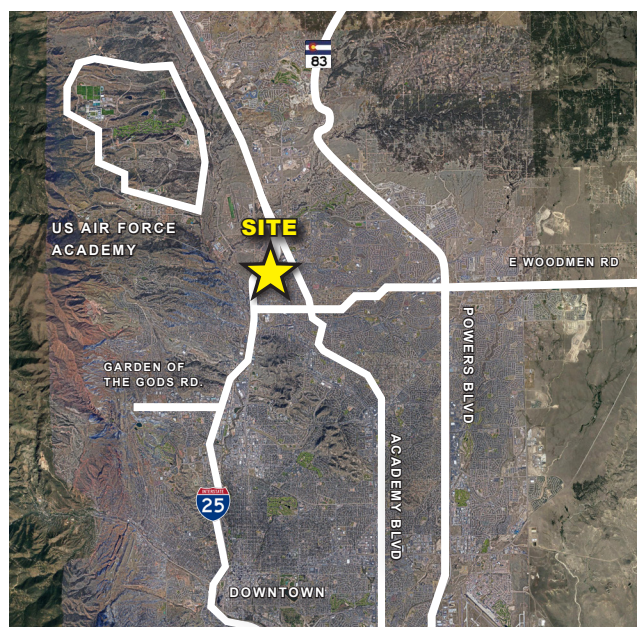
Location at lighted intersection of N. Academy & Kelly Johnson Blvd.

Building Size:	Approximately 6,382 SF
Lease Rate:	\$40.00 / PSF
Est. Taxes (2019):	Approximately \$2.86 / SF
Zoning:	PBC
Year Built	2005
Signage:	Pylon and Building Signage
Available Space:	6,382 SF
FF&E:	Fully equipped. All for Sale.

### Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Est. Population	8,182	83,532	201,693
<b>Households</b>			
2019 Est. Avg. HH Income	\$85,391	\$103,999	\$101,087
<b>Traffic Count</b>			
N. Academy Blvd. at Highway 83		55,496 (2020)	

Sources: 2019 US Estimate, All Rights Reserved, Alteryx, Inc. • TrafficMetrix



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