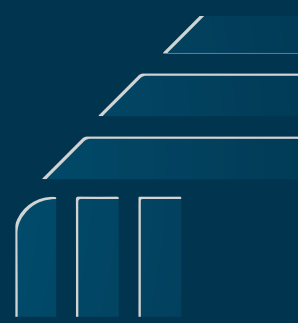


# Corner Pad Site Available

## FOR SALE OR LEASE

1560 N Academy Blvd  
Colorado Springs, CO 80909



### PROPERTY INFORMATION

Parcel Size:	27,780 SF
Sale Price:	\$18.00/SF (\$500,000)
Annual Land Lease Rate:	\$50,000
Potential Building Footprint:	<ul style="list-style-type: none"><li>•3,200 SF General Retail</li><li>•2,250 SF Single Drive-thru configuration</li><li>•Kiosk-style building with Dual Drive-thru</li></ul>

The Property is currently zoned OR (Office Residential). The City of Colorado Springs Planning Department has indicated that this property will be considered for re-zoning to retail use subject to the City's approval of the Development Plan.

The City Traffic Department has also indicated that they would consider granting ingress and egress on Academy Blvd and Palmer Park Blvd for this site subject to Development Plan.

# Corner Pad Site For Sale or Lease

## Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2017 Est. Population	16,449	121,347	289,277
<b>Households</b>			
2017 Est. HHs	6,691	51,833	117,482
2017 Est. Avg. HH Income	\$56,556	\$57,313	\$63,128
<b>Drive Times</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
2017 Est. HHs	11,058	62,972	126,527
2017 Est. Population	26,400	148,095	315,190
2017 Est. Avg. HH Income	\$55,709	\$58,370	\$65,101

Source: 2010 US Census, All Rights Reserved, Alteryx, Inc.

## Traffic Counts

### Palmer Park Blvd @ N Academy Blvd

12,667 ADT 2015 est.

### N Academy Blvd @ LaSalle St

42,731 ADT 2012 est.

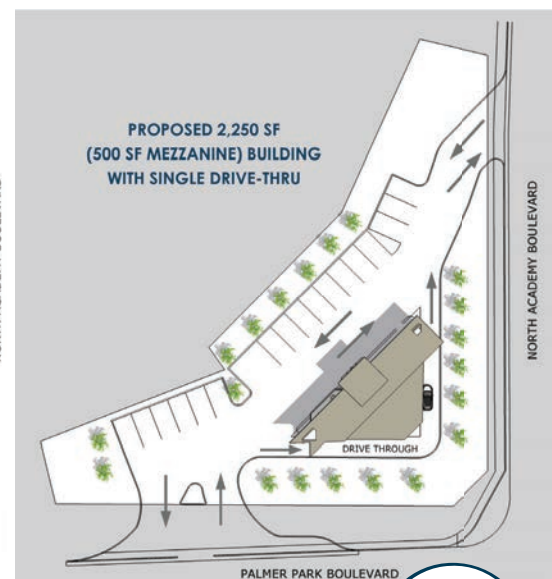
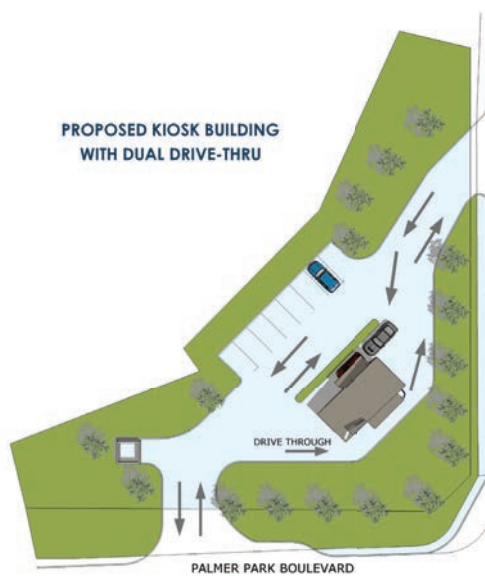
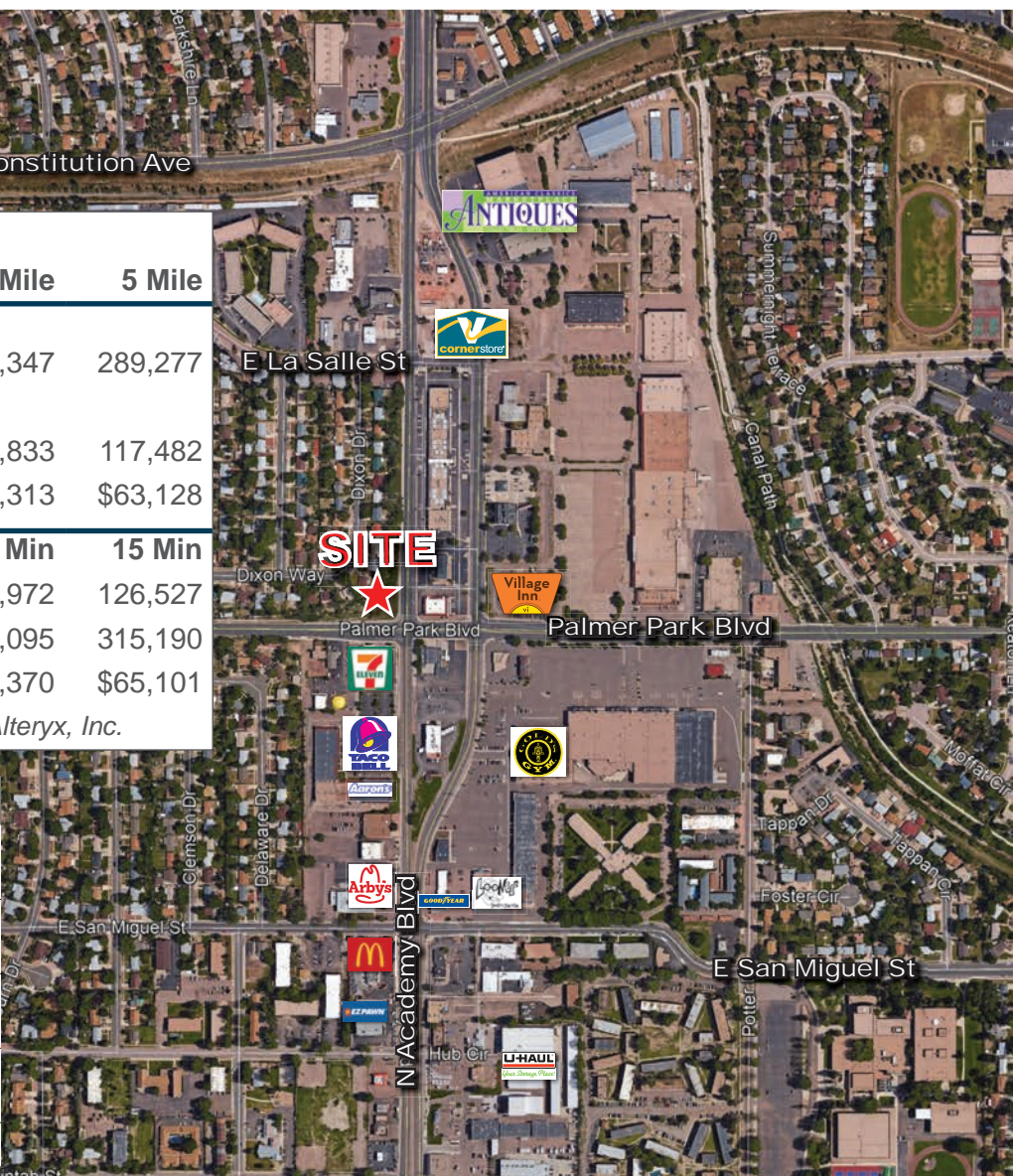
### N Academy Blvd @ E San Miguel St

47,002 ADT 2015 est.

### N Academy Blvd @ Constitution Ave

45,281 ADT 2015 est.

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