

RETAIL FOR LEASE • ACADEMY STATION

3952 F N Academy Blvd Colorado Springs, CO 80917



Academy Station Shopping Center has Superb retail exposure right on North Academy Boulevard. This property, just south of Austin Bluffs, is an ideal retail location. It can be accessed from southbound North Academy Boulevard, American Drive, or Van Tylingen. Each shop space has a front and rear access door, making parking and access a breeze for clients. Signage is very visible on North Academy.

DEMOGRAPHIC

POPULATION

1 Mile: 17,442
3 Mile: 118,780
5 Mile: 291,641

AVG HH INCOME

1 Mile: \$62,011
3 Mile: \$73,305
5 Mile: \$74,741

SUITES AVAILABLE

- Lease Rate: \$9.50
- NNN's: \$6.20
- Suite 3952 F: 2,291 SF
- Zoning: C6 General Business

TRAFFIC VPD: 110,930

APARTMENT UNITS-2 MILE: 5,491

CANDACE SEATON

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