

RETAIL SPACE FOR LEASE

Park Place Plaza

5002-5046 N ACADEMY BLVD., COLORADO SPRINGS, CO 80918



AVAILABLE SPACE FOR LEASE:

SUITE 5002	LEASED	<i>Leased</i>
SUITE 5004	LEASED	<i>Leased</i>
SUITE 5006	1,465 SF	\$16.00 / SF NNN
SUITE 5012	885 SF	\$16.00 / SF NNN
SUITE 5018	LEASED	<i>Leased</i>
SUITE 5020	4,556 SF	\$16.00 / SF NNN
SUITE 5024	LEASED	<i>Leased</i>
SUITE 5026	3,425 SF	\$16.00 / SF NNN
NNN EXPENSES (2025 Est.):		\$5.90 / SF
BUILDING SIZE:		34,356 SF
YEAR BUILT/RENOVATED:		1961 / 2021
ZONING:		PBC
PARKING:		4.37/1,000 SF (150 Surface)

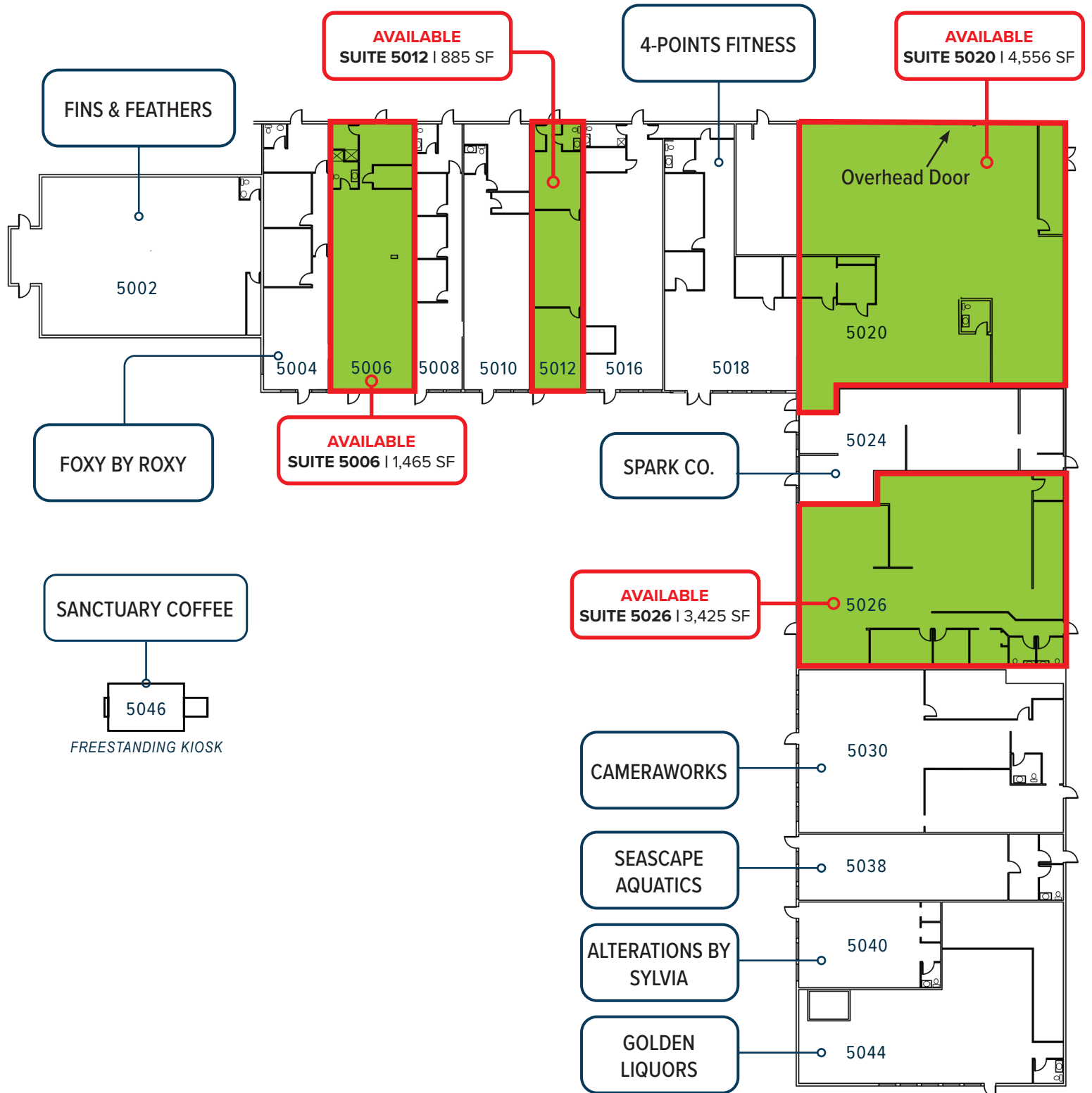
Demographics

Drive Time - Minutes			
	5 MIN	10 MIN	15 MIN
2025 Est. Population	24,834	137,406	327,586
2025 Est. HHs	10,484	58,272	133,635
2025 Est. Avg. HH Income	\$105,679	\$104,856	\$108,875

Radius - Miles			
	1 MILE	3 MILES	5 MILES
2025 Est. Population	14,071	110,971	297,685
2025 Est. HHs	5,749	46,373	120,726
2025 Est. Avg. HH Income	\$112,130	\$106,350	\$111,731

Traffic Counts (ADT 2025)	
N Academy Blvd at N Union Blvd NW	44,135 VPD
N Union Blvd at Ranch Dr SW	32,390 VPD

Source: 2025 U.S. Estimate, CoStar Group & Esri, All Rights Reserved



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OLIVE

REAL ESTATE GROUP, INC.

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Aerial Map



102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 www.oliverreg.com

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