

Pad Site For Sale | Zoned MX-M  
**± 1.9 Acres or ± 83,133 SF**  
 SEC Academy Park Lp & E Fountain Blvd  
 Colorado Springs, CO 80916



## Property Features

- Pad Site available approximately 1.9 AC or 83,133 SF
- Property will be located next to a brand new, Extended Stay Premier Hotel and in close proximity to Colorado Springs Airport
- Located at the southeast corner of Academy Park Loop and East Fountain Boulevard
- Highly visible from E Fountain Blvd with over 38,000 vehicles per day
- Onsite detention pond included

## Commercial Zoning | MX-M Uses:

- Car Wash
- Bank
- Self-Storage
- Gas|Convenience Store
- Fast Food
- Coffee
- Daycare

**Listing Price: \$1,250,000.00  
 (\$15.04 PSF)**



SCAN ME

**Michael Suggs**  
 Principal | Senior Broker  
 +1 719 338 4555  
 • suggs@highlandcommercial.com

**Craig Anderson**  
 Principal | Senior Broker  
 +1 719 667 6875  
 • anderson@highlandcommercial.com

NAI Highland, LLC  
 Commercial Real Estate Services. Worldwide  
 Two North Cascade Avenue, Suite 300  
 Colorado Springs, CO 80903  
 +1 719 577 0044  
[www.highlandcommercial.com](http://www.highlandcommercial.com)  
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Pad Site For Sale | Zoned C5  
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## Location Map



## Market Profile / Demographics (2023)

	1 mile	3 miles	5 miles
Total Population	23,266	100,309	238,670
Total Households	9,012	38,854	96,193
Avg Household Income	\$64,147	\$65,041	\$77,379
Total Businesses	471	4,852	13,660
Total Employees	4,030	41,377	117,827