

1765 N ACADEMY BLVD

COLORADO SPRINGS, CO 80909



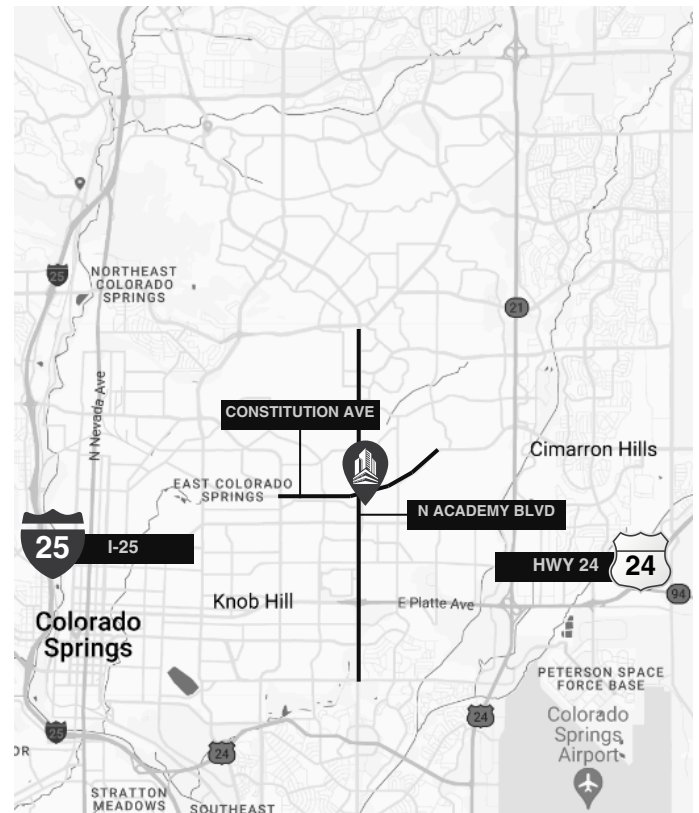
STAND ALONE BUILDING FOR SALE

Property Highlights

- Stand alone building
- Ample parking
- Large, Flat 1 Acre Lot
- Monument signage
- 5,565 square feet structure
- Owner User/Redevelopment Opportunity
- MX-M zoning
- Current build out - 2nd generation restaurant
- Excellent visibility along Academy Blvd
- New developments throughout the immediate community

Demographics

	1 MILE	5 MILES	10 MILES
2023 Population	16,318	298,345	582,972
Avg. Income	\$65,005	\$76,228	\$90,387



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