

# Academy Shops

*Location:*

7214 - 7450 N ACADEMY BLVD  
COLORADO SPRINGS, CO 80920

*Project Size:*

72,513 SQUARE FEET

*Available Space:*

UNIT 7214 - 5,940 SF  
\$34.00/SF NNN  
\$ 9.38/SF NNN (2020 EST)

UNIT 7450 - 3,200 SF  
\$34.00/SF NNN  
\$ 7.85/SF NNN (2020 EST)  
AVAILABLE SEPTEMBER 1, 2020

*Zoning:*

PBC (PLANNED BUSINESS CENTER)

*Traffic Count:*

(2017 EST WOODMEN & ACADEMY)  
103,580 CARS PER DAY

*Population:*

(2019 ESTIMATE)  
MILE ONE.....6,582  
MILE THREE.....81,893  
MILE FIVE.....199,346

*Average Household Income:*

(2019 ESTIMATE)  
MILE ONE.....\$86,992  
MILE THREE.....\$104,227  
MILE FIVE.....\$101,292



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# Academy Shops



TENANT	SF
AVAILABLE	5,940 SF
AVAILABLE	3,200 SF
SAS Shoes	2,700 SF
Coldstone Creamery	1,170 SF
Noodles & Company	2,340 SF
Visionworks	4,050 SF
Verizon	3,570 SF
Floyd's	2,000 SF
Five Guys	2,000 SF
Natural Grocers	17,980 SF
David's Bridal	9,000 SF
AAA Colorado	6,042 SF
Nektar Juice Bar	1,649 SF
Panera Bread	5,252 SF
Vectra Bank	5,620 SF

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