

# Office / Retail Building For Sale

1216 N ACADEMY BLVD • COLORADO SPRINGS, CO 80909

# \$399,900



**1216 N ACADEMY BLVD** is a highly visible office / retail owner-user opportunity along one of Colorado Springs' most heavily traveled commercial corridors.

- Prominent Building and Monument Signage
- Great access and visibility from Academy Blvd
- Strong surrounding retail and residential density
- Flexible interior layout suitable for office or retail uses

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Est. Population	13,972	119,144	286,632
2025 Est. Households	5,821	50,758	117,417
2025 Est. Avg. HH Income	\$78,407	\$82,121	\$92,647

#### TRAFFIC COUNTS (2025)

N Academy Blvd at E Uintah Street	44,987 VPD
N Academy Blvd at Hub Circle	51,119 VPD

Source: Esri & CoStar Group, All Rights Reserved

**SALE PRICE:** \$399,900 (\$266.60 PSF)

**BUILDING SIZE:** 1,500 SF

**LOT SIZE:** 5,779 SF

**ZONING:** MX-M CU

**YEAR BUILT:** 1967

**PARKING:** 2.67 / 1,000 SF

**PARCEL NUMBER:** 6410116012

**TAXES (2024):** \$6,247.49

