

FOR LEASE Restaurant Space

Academy Heights

3295 N Academy Blvd

Colorado Springs, CO 80918

JOIN



PROPERTY SUMMARY

3295 N Academy Blvd is a highly visible restaurant space. Its Academy Boulevard location offers strong connectivity to nearby residential neighborhoods, major roadways, and the broader Colorado Springs market.

- High-traffic corner
- Easy access with a drive-through
- Positioned near major neighborhood drivers like CVS and Walgreens
- Strong daily commuter counts along the Academy Blvd
- Dense, established residential neighborhoods in Northeast Colorado Springs

BUILDING FEATURES

BUILDING SIZE 6,745 SF

AVAILABLE SPACE **SIZE** **LEASE RATE**

• **Suite 150** 2,000 RSF \$38.00 PSF

Note: Operating Business. Please do not disturb.

OPERATING EXPENSES Contact Broker

YEAR BUILT 2018

ZONING MX-M

Greg Kaufman
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Philip Crow
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Suite 150



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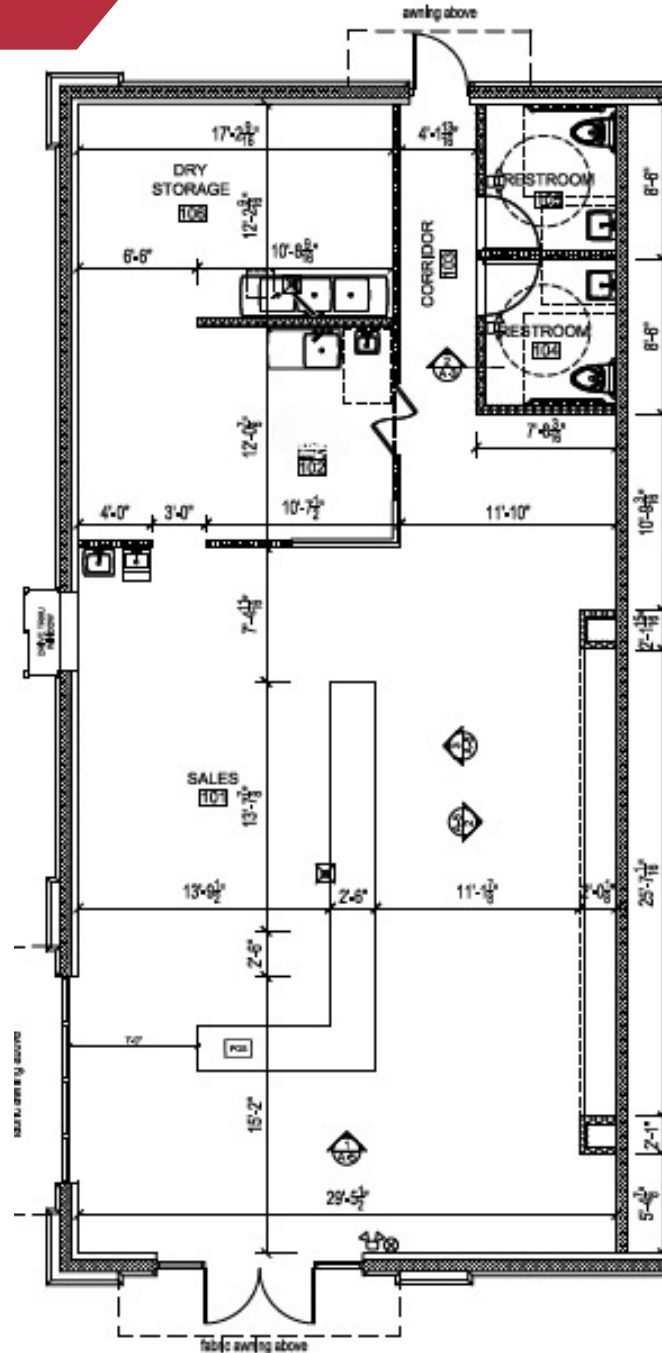
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Suite 150 Floor Plan



DIMENSIONS PLAN

SCALE: 1/4" = 1'-0"



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 POPULATION	13,874	114,435	307,511
HOUSEHOLDS	6,300	47,581	124,007
AVE HH INCOME	\$82,528	\$97,459	\$98,236

COMBINED TRAFFIC COUNTS

N Academy Blvd	Village Seven Rd N	55,143	VPD	2025
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*Sourced by CoStar

AO
Appliance Outlet

WADE'S
CAFE

New Horizons
Thrift Stores

CVS
pharmacy

Pizza Hut

the HUMAN BEAN

Wendy's

COGSTONE
BREWING CO.

7-Eleven

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