

Inline Retail Space FOR LEASE

NAL Highland



UNION SQUARE

5035-5085 N Academy Boulevard
Colorado Springs, CO 80918

- Located on the northeast corner of N Academy Blvd and N Union Blvd signalized intersection
- 12,000 SqFt Big 5 Space Available *Tenant still operating DO NOT DISTURB
- 2,294 SqFt 2nd Generation Daycare Facility Space Available
- High Traffic Counts - 115,000 + Vehicles Per Day
- Anchored by National Retailers

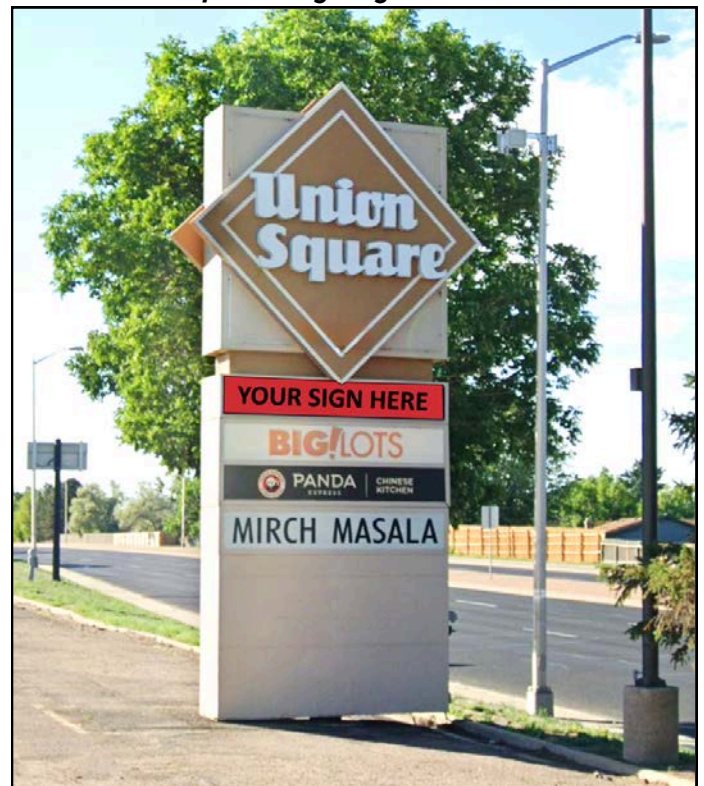
Available Space: Suite 5035 | 1,800 SF
Suite 5067 | 2,294 SF
Suite 5075 | 12,000 SF

Zoning: PBC

Lease Rate: \$14.00 - \$17.00 PSF

NNN's: \$4.00 Estimated for 2024

Marquee Signage Available



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10/18/2024

Tenant Directory | Available Space



1. Big Lots!

2. Big 5 Sporting Goods - 12,000 SF

3. Thai Table

4. 2nd Gen Daycare Space Available - 2,294 SF

5. A+ Cleaners

6. Pet Pantry

7. Pet Pantry

8. Mirch Masala

9. Sassy Nails

10. Think Green Computers

11. Hair Salon

12. Art Gallery of the Rockies

13. Edward Jones

14. Space Available - 1,800 SF

15. Play It Now Sports

16. Panda Express

17. Chipotle



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DEMOGRAPHICS (2023)



Population



Households



Avg HHLD Income



Avg Home Value



Businesses



Employees

1 Mile Radius	15,390	6,208	\$93,914	\$373,452	1,333	6,951
3 Mile Radius	109,662	45,096	\$93,133	\$363,932	7,878	51,060
5 Mile Radius	286,362	114,638	\$97,817	\$381,209	19,597	151,656

TRAFFIC COUNTS



N Academy Blvd & N Union Blvd (Intersection) **115,458 Vehicles Per Day**

N Academy Blvd & Flintridge Dr (Southeast) **44,908 Vehicles Per Day**



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