

# 3335-C N Academy Boulevard

Academy Blvd & Carefree Cir | Colorado Springs, Colorado 80917

SH

SullivanHayes  
BROKERAGE



**10,091 SF AVAILABLE FOR SUBLEASE**

## Property Details




- Located In central Colorado Springs, this center holds the premier position at the gateway of one of its leading communities and benefits from a strong daytime population
- Carefree Circle offers terrific exposure on Academy Boulevard, one of the city's key retail streets with over 52,000 cars daily
- Last remaining large space in this sought-after center
- Contact broker for asking price and other details

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## DEMOGRAPHICS

 TOTAL POPULATION	1M	14,305
	3M	119,030
	5M	309,294
 AVERAGE ANNUAL INCOME	1M	\$77,183
	3M	\$97,093
	5M	\$99,175
 DAY TIME POPULATION	1M	6,664
	3M	47,520
	5M	145,969

SOURCE: ESRI 2024

## TRAFFIC COUNTS

- ↓ **ACADEMY BLVD SOUTH OF AUSTIN BLUFFS PKWY**  
 51,000 ADT (ESRI 2019)
- ↑ **ACADEMY BLVD NORTH OF MAIZELAND ROAD**  
 45,000 ADT (ESRI 2019)
- ← **AUSTIN BLUFFS PKWY WEST OF ACADEMY BLVD**  
 39,000 ADT (ESRI 2019)
- **AUSTIN BLUFFS PKWY EAST OF ACADEMY BLVD**  
 43,329 ADT (ESRI 2019)





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# TRADE AREA

3335 N Academy Blvd | Colorado Springs, CO



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