

FOR LEASE |

Retail Spaces at Union Square



5035-5085 N Academy Blvd
Colorado Springs, CO 80918



AVAILABLE NOW:
Shadow Anchor & Inline Shopping Space

NAI Highland

2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

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www.highlandcommercial.com



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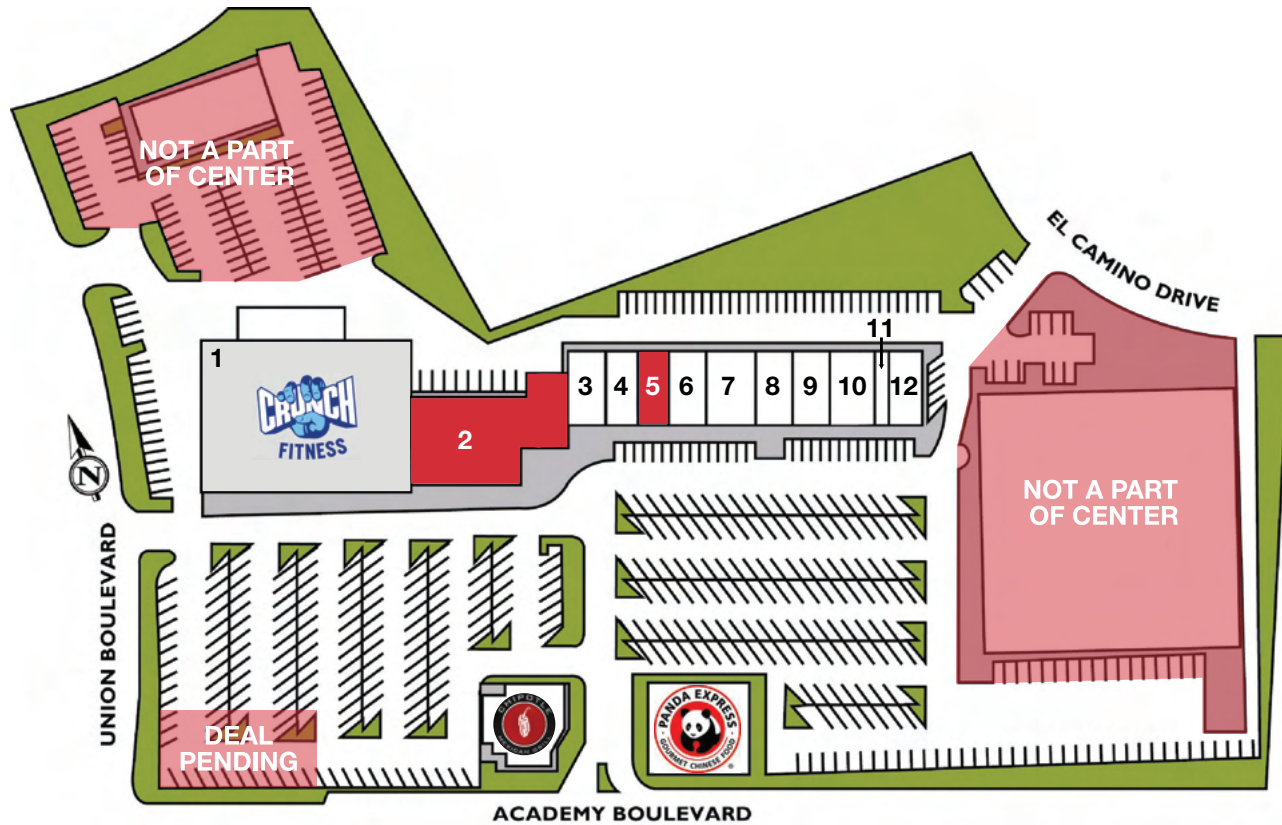


RATE

\$14-\$17 /SqFt + NNNs

TENANT DIRECTORY

1	Crunch Fitness
2	5075 12,000 SF AVAILABLE
3	Thai Taste
4	Guiding Light Behavioral Pediatrics
5	5059 1,500 SF AVAILABLE
6	Pet Pantry
7	Mirch Marsala
8	Sassy Nails
9	Think Green Computers
10	Hair Salon
11	Edward Jones
12	Travel Leaders



PROPERTY DETAILS

- Location: Northeast corner of N Academy Blvd and N Union Blvd, at a signalized intersection
- Traffic counts: Over 115,000 vehicles per day
- Total available space: 12,000 SF for shadow anchor, 1,500 SF for inline shopping space
- Parking: Approximately 325 shared parking spaces



AVAILABLE SHADOW ANCHOR (5075)



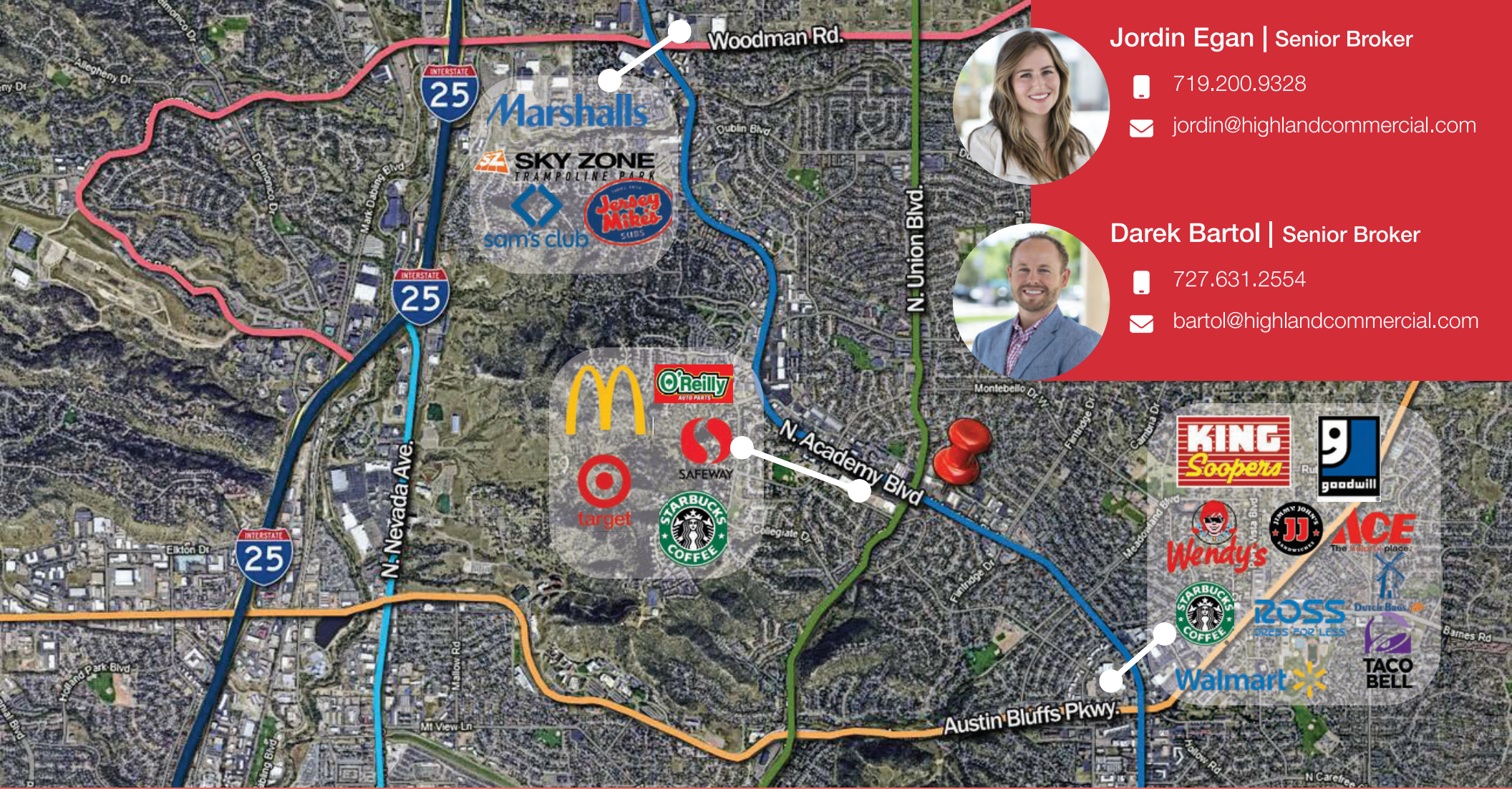
DEMOGRAPHICS (2025)

	Avg Income	Population	Employees	Home Value	Households
1 Mi Radius	\$89,246	14,795	7,890	\$464,643	6,086
3 Mi Radius	\$86,840	97,468	53,733	\$464,712	40,685
5 Mi Radius	\$93,998	186,125	101,384	\$497,265	73,902

TRAFFIC COUNTS

N Academy & Wooten Rd	43,000
N Academy & Union Blvd	42,295
N Academy & Austin Bluffs	51,000





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