

FAST FOOD RESTAURANT BUILDING FOR LEASE

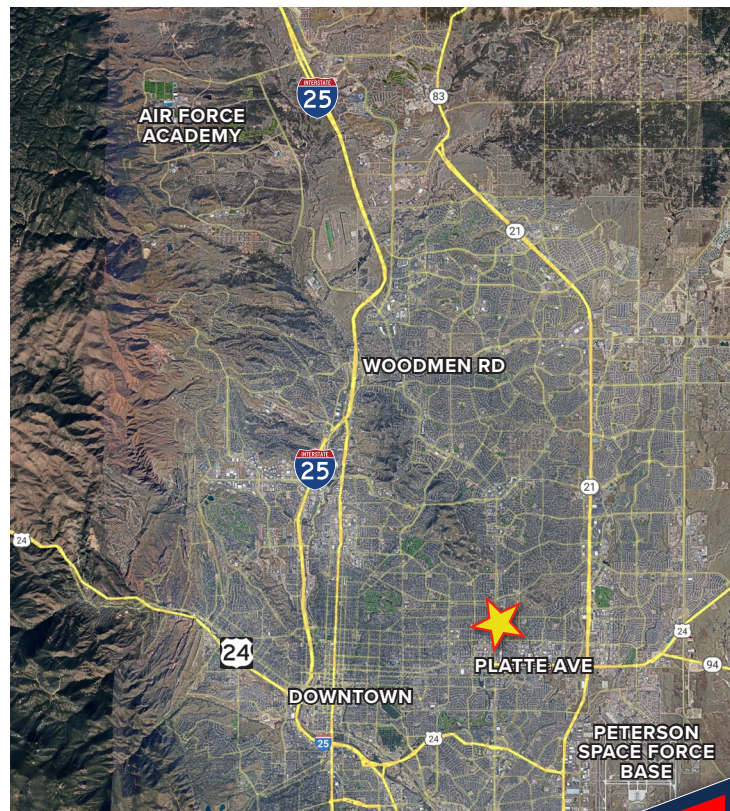
Former Wendy's

1245 N ACADEMY BLVD | COLORADO SPRINGS, CO 80909



| | |
|---------------------------|-----------------------|
| BUILDING SIZE: | 3,604 SF |
| LOT SIZE: | 1.03 Acre (44,867 SF) |
| LEASE RATE: | Contact Broker |
| REAL ESTATE TAXES: | \$21,069.53 |
| YEAR BUILT: | 1994 |
| ZONING: | MX-M MX-L |
| PARKING: | 62 Surface Spaces |

- Drive-thru with stacking lane
- Prominent pylon signage opportunity
- High visibility corner location
- FF&E may be available - contact broker for details
- Direct frontage on N. Academy Blvd., one of Colorado Springs' busiest north-south arterials
- Citadel Mall, Palmer Park and the Powers Corridor all within a 5-minute drive



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THE CITADEL MALL

Dillard's JCPenney

Bath & Body Works Starbucks Coffee Foot Locker

Sportsman's Warehouse Barnes & Noble Booksellers

CITADEL CROSSING SHOPPING CENTER

Lowe's PetSmart

Chick-fil-A Dunkin' Donuts Jersey Mike's Subs

Guitar Center Office Depot

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| 2025 Est. Population | 15,217 | 118,514 | 289,820 |
| 2025 Est. Households | 6,296 | 50,546 | 118,373 |
| 2025 Est. Avg. HH Income | \$64,087 | \$65,759 | \$73,729 |

| TRAFFIC COUNTS (2025) | | | |
|-------------------------------------|------------|--|--|
| N Academy Blvd at Hub Circle SE | 51,119 VPD | | |
| N Academy Blvd at E San Miguel St S | 43,794 VPD | | |

Source: Esri & CoStar Group, All Rights Reserved

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