

LEASE INCENTIVE

12 MONTHS OF FREE BASE RENT!



8003-8135 N Academy Blvd
Colorado Springs, CO 80920



- Benefits from proximity to Chapel Hills Mall & Walmart Super Center
- Great Visibility, Signage & Exposure on N Academy Blvd
- Strong Demographics & Traffic Counts
- Easy access from two signalized intersections
- Anchored by Dollar Tree, FedEx Office & O'Reilly Auto Parts

GLA	46,929 SF
AVAILABLE SPACE	1,631 SF
ZONING	C-5 P
BASE LEASE RATE	CONTACT BROKER
NNN	CONTACT BROKER

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SCAN ME

Chapel Hills Commons

Shopping Center Site Plan



Space	Tenant	Area	Space	Tenant	Area
8003	The Iron Lion	3,082 SF	8033	Mobility City	2,841 SF
8005	FedEx Office	4,118 SF	8045	Dollar Tree	12,500 SF
8025	Pure Medical	1,795 SF	8105	O'Reilly Auto Parts	8,044 SF
8027	Fred Loya Insurance	1,395 SF	8109	AVAILABLE	1,631 SF
8029	K BBQ and Wings	1,600 SF	8115-8135	Complete Urgent Care	9,038 SF
8031	Red Star Vapor	1,150 SF			

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Demographics (2025)

Traffic Counts

	1 - Mile	3 - Mile	5 - Mile
Total Population	6,231	69,105	194,977
Total Households	2,907	27,486	75,979
Avg HH Income	\$106,257	\$129,797	\$133,040

	Vehicles Per Day
N Academy Blvd at Briargate Blvd	38,883
N Academy Blvd at Jamboree Dr.	36,000
N Academy Blvd at Voyager Pkwy	45,599

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