

# PROPERTY SPECIFICATIONS

Former Peerless Tire location on highly sought-after N Academy Blvd. This 1.14-acre site sits just south of Woodmen Road, offering excellent visibility, strong ingress/egress, and proximity to multiple national retailers. With traffic counts exceeding 40,000 vehicles per day, the property presents an ideal opportunity for redevelopment, retail, or service-oriented use.

<b>SALES PRICE</b>	CONTACT BROKER
<b>LEASE RATE</b>	CONTACT BROKER
<b>LOT SIZE</b>	1.16 AC
<b>BUILDING SF</b>	3,800 SF
<b>ZONING</b>	MX-M

## 1.14 AC HIGH VISABILITY SITE | FOR SALE & LEASE

# 6730 N. Academy Blvd

## COLORADO SPRINGS, CO 80918



LISTING  
BROKERS

**RANDY C. DOWIS**  
Principal  
719 650 1332  
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**MEGAN MECHIKOFF**  
Broker Associate  
812 525 6151  
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**NA Highland**

# AERIAL PROPERTY PHOTOS



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# NEIGHBORING RETAILERS



## WEST ON WOODMAN RD

REI planet fitness FLOOR DECOR & MAVERIK

## SOUTH ON N ACADEMY

McCloskey Big Joe Auto TIRE WORLD DISCOUNT TIRE SPROUTS FARMERS MARKET

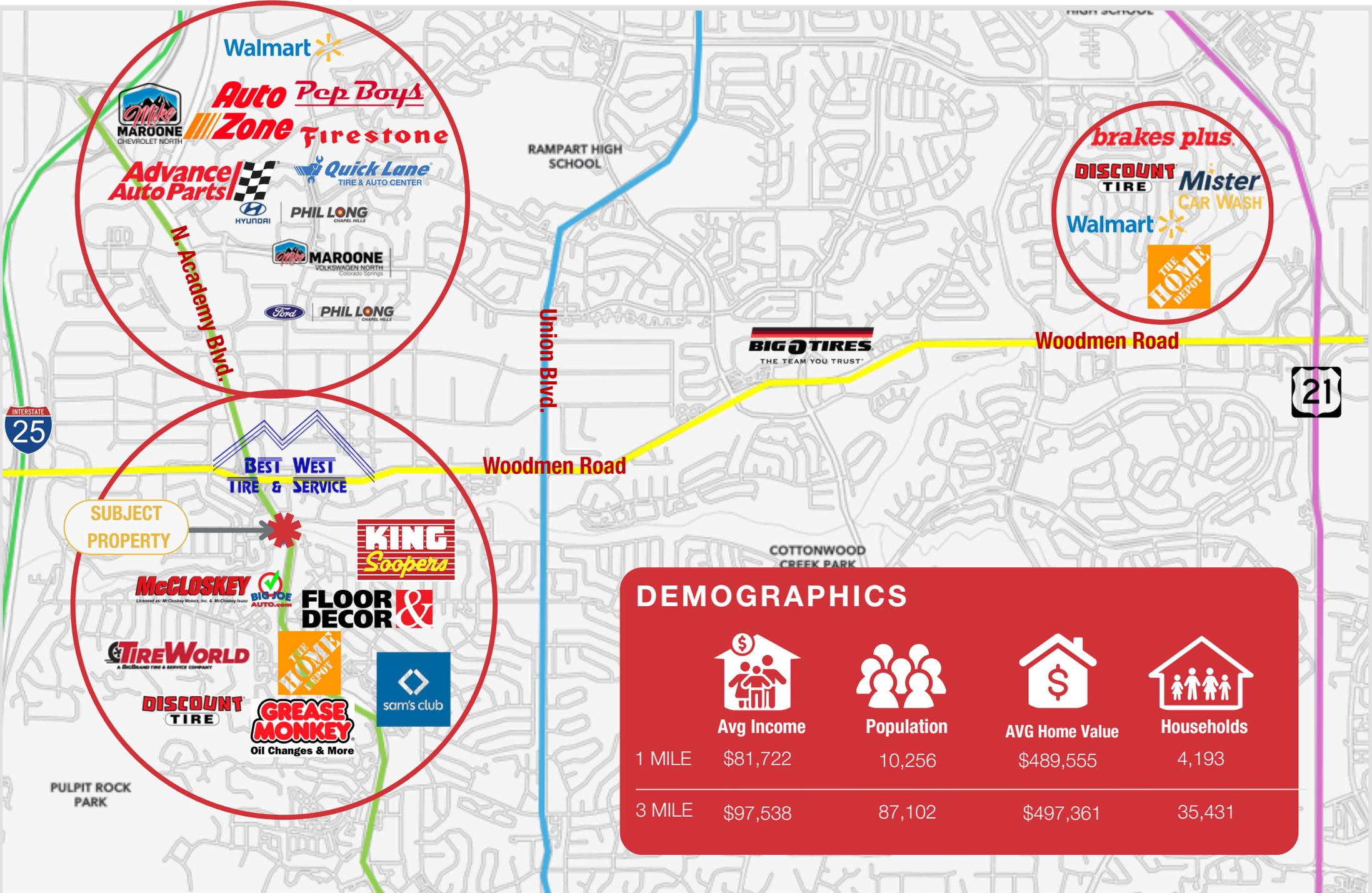


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### DEMOGRAPHICS

	 Avg Income	 Population	 AVG Home Value	 Households
1 MILE	\$81,722	10,256	\$489,555	4,193
3 MILE	\$97,538	87,102	\$497,361	35,431