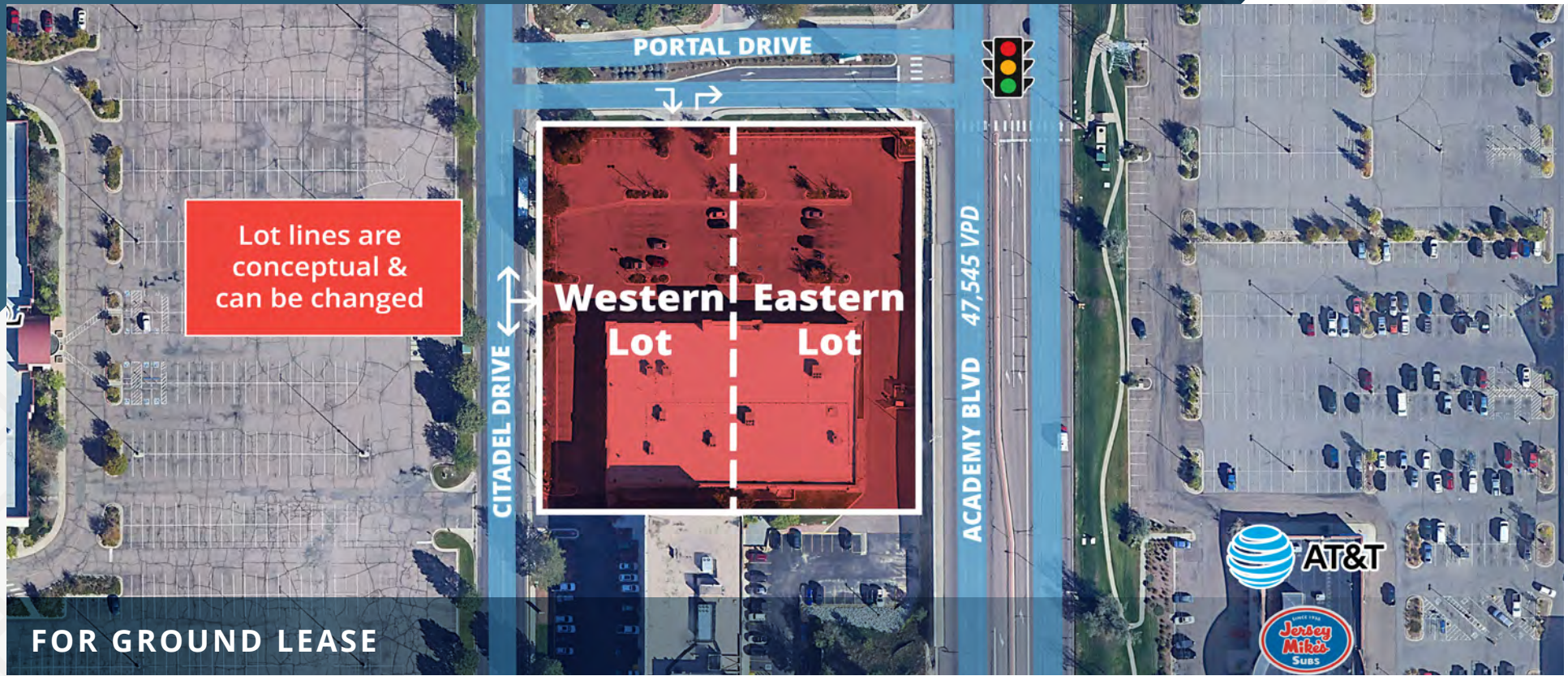


Academy & Citadel Lease Pads

747 Citadel Drive | Colorado Springs, CO 80909



AVAILABLE

2.4 Total Acres

Lot sizes are flexible and can range from 0.5 - 2.4 AC

PRICING

Call Broker

CITY/COUNTY

Colorado Springs/El Paso

ZONING

MX-M

ABOUT THE PROPERTY

- 0.5 - 2.4 AC pad available for ground lease
- Outparcel to the Citadel Mall, a 96 AC shopping mall with 2.2M visits/year
- Located across the street from Citadel Crossing, a retail center anchored by Lowe's, Petsmart and Burlington Coat Factory
- Strong traffic counts surrounding the site on Academy Blvd & Platte Ave

TRAFFIC COUNTS

Academy Boulevard 47,545 VPD
Platte Avenue 38,865 VPD

Year: 2025 | Colorado.gov

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,503	118,995	277,740
Daytime Population	18,959	121,780	315,538
Avg. Household Income	\$69,413	\$81,333	\$91,783
Estimated Households	6,426	50,186	114,161

Year: 2025 | Source: esri

CONTACT

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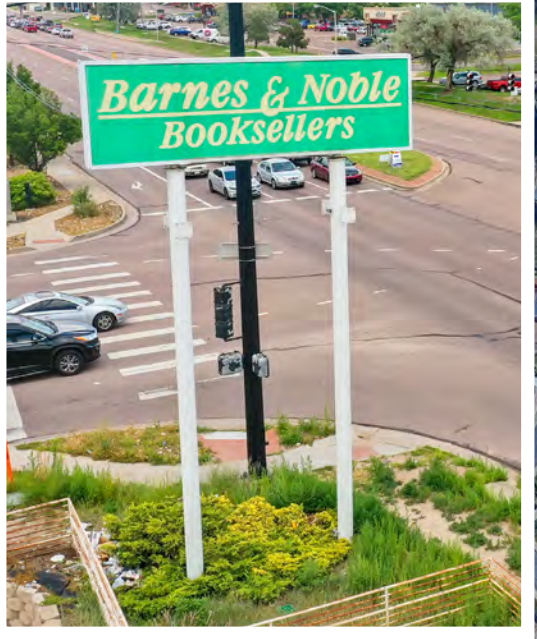
Tony Pierangeli | 303.390.5257 | tony.pierangeli@srsre.com

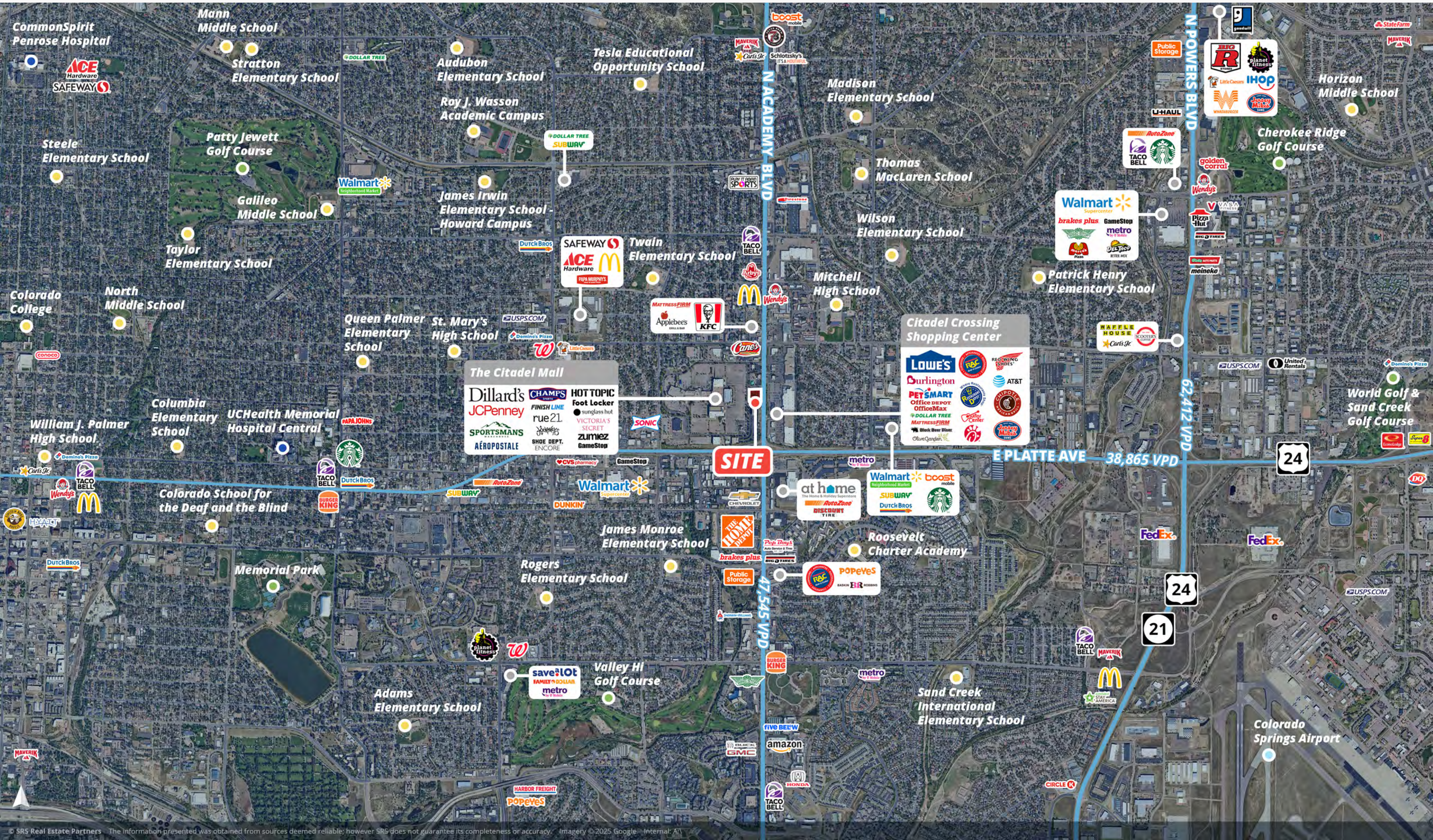
Site Aerial

747 Citadel Drive | Colorado Springs, CO 80909



Academy Pole Signage Available





Population & Economy

- With a population of over 500,000, Colorado Springs is one of the **fastest-growing cities** in Colorado.
- It has a **strong economy** driven by defense, aerospace, technology, and tourism interindustry

Nature & Outdoors

- **Pikes Peak:** One of the most famous “fourteeners” (peaks over 14,000 feet) via hiking trails, a cog railway, or a scenic drive.
- **Garden of the Gods:** A National Natural Landmark with towering sandstone formations, hiking & rock climbing.
- **Manitou Incline:** One of the most popular hiking trails in CO. The Incline gains over 2,000 ft of elevation in less than 1 mile. The base of the Incline is located in Manitou Springs near the base of the Barr Trail.

Culture & History

- **U.S. Olympic & Paralympic Training Center:** A hub for athletes and sports enthusiasts.
- **The Broadmoor:** A historic luxury resort and a great place to enjoy fine dining or spa experiences.
- **Colorado Springs Pioneers Museum:** Showcasing the history of the region.
- **Air Force Academy:** A stunning campus open to visitors, featuring the iconic Cadet Chapel.
- The city boasts a mix of urban sophistication and a welcoming, small-town feel.
- It has a growing arts and culinary scene, with numerous local breweries, farmers’ markets, and festivals throughout the year



Lot lines are
conceptual &
can be change



SRS

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