



FREESTANDING RETAIL **15,113 SF LOT FOR SALE**

# 1202 N ACADEMY BLVD

## COLORADO SPRINGS, CO 80919

**Prime corner lot offering excellent visibility and access at the intersection of Academy Blvd and Uintah St.**

- 45,000 VPD
- High parking ratio car display
- Opportunity Zone
- Pikes Peak Enterprise Zone

**SHERPA**  
COMMERCIAL REAL ESTATE

**Sarah Humbargar**  
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# ABOUT THE PROPERTY

## LOCATION

High visibility site with approx. 45,000 vehicle trips per day. Opportunity zone qualified site in the evolving Academy corridor. Site has access to all utilities, easy right-in access from N. Academy at Uintah, as well as an existing access easement connecting the lot to 1222 N Academy. Survey available upon request.

## UTILITIES

The site is serviced by a 6-inch water line and has electric, gas, and wastewater services provided by Colorado Springs Utilities. Electric access is available via a utility easement on the west side of the lot. Gas is accessible from Academy Blvd or Uintah St. 24-inch water main in Academy Blvd and a 12-inch main in Uintah, should an upgrade be necessary.

## ZONING

The property is zoned MX-M, with a 15-foot strip on the westernmost property line designated as R-5 not affecting permitted uses. This area overlays with an access easement and utility easement that benefits both 1202 and 1222 N Academy, providing shared access behind the mid-block properties.



**Building Gross Area**  
**361 SF**



**Lot Size**  
**15,113 SF**



**Zoning**  
**MX-M**

R-5 on western 15' overlaying access easement



**Year Built**  
**1970**



**Parking**  
**Approx. 30 Spaces**

Lot is currently unstriped to allow maximum parking for Car Dealerships.



**Purchase Price**  
**\$600,000**



**Annual Taxes**  
**\$3,700**



**Annual Insurance**  
**\$1,500**



**Annual Maintenance**  
**\$1,400**

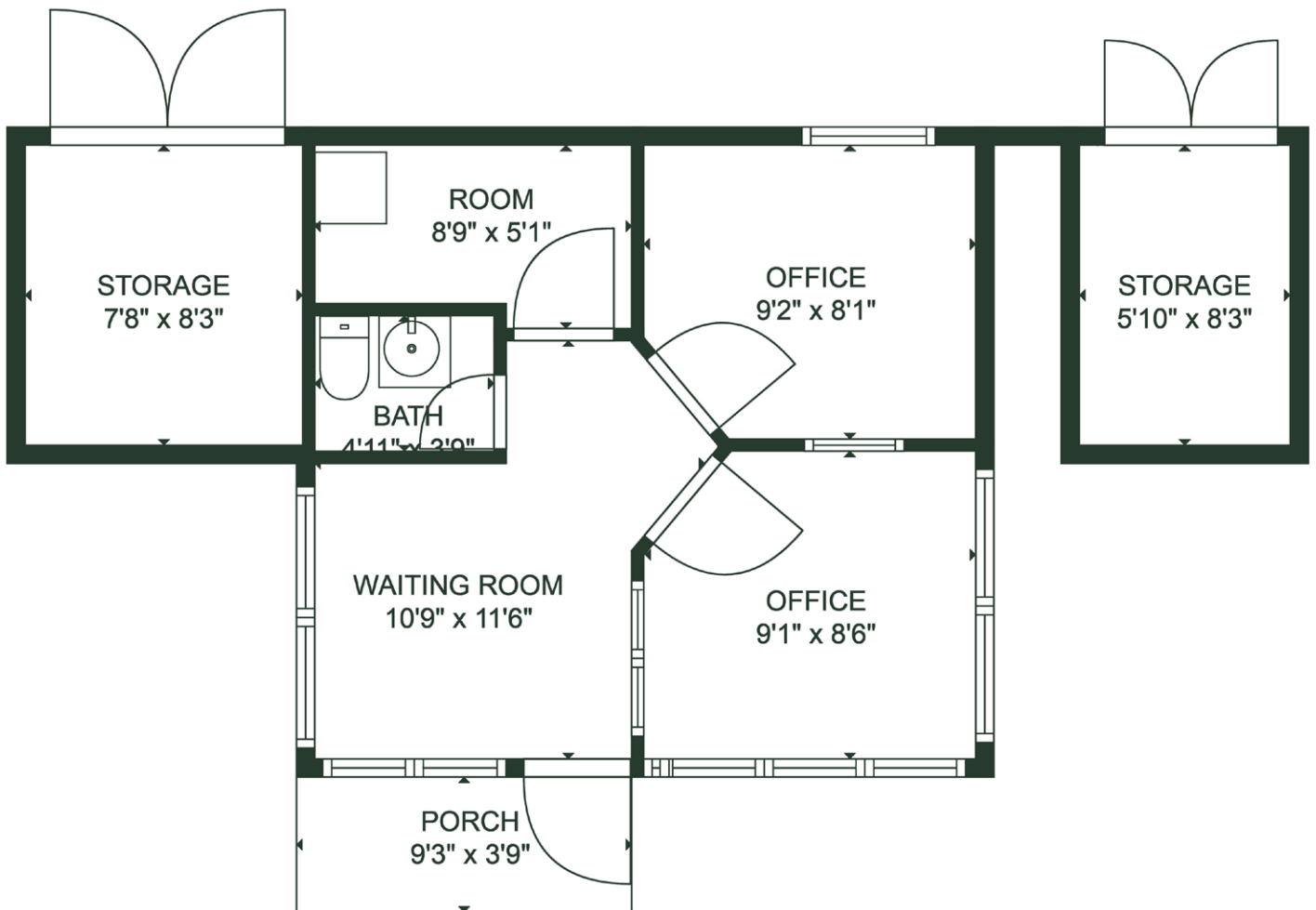


**Estimated Gross Annual Income**  
**\$37,000**

# FLOORPLAN

## BUILDING

This compact yet efficient standalone structure offers 361 square feet of total space, featuring a small entry/waiting area, two offices, a restroom, a utility room, and two storage areas accessible from the rear of the building.



Estimated areas

GLA FLOOR 1: 343 sq. ft, excluded 172 sq. ft  
Total GLA 343 sq. ft, total scanned area 515 sq. ft



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# AVAILABLE SPACE



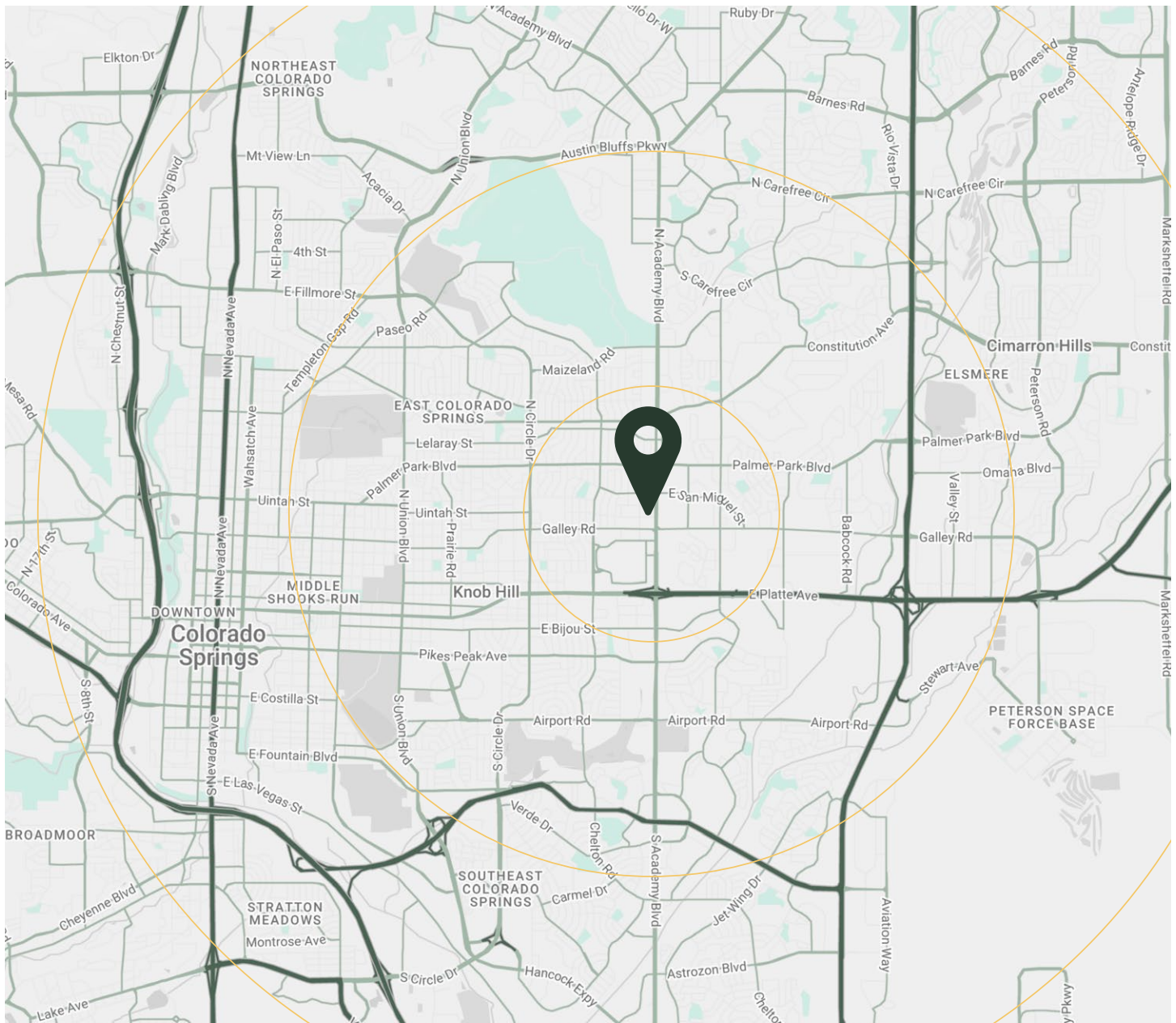


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# AVAILABLE SPACE







## MARKET DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	15,676	120,649	281,223
Med. Household Income	\$50,639	\$55,741	\$62,564
Median Age	35.5	35.7	35.5

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