

LAND FOR SALE

CORNER PAD SITE AVAILABLE

1560 N ACADEMY BLVD., COLORADO SPRINGS, CO 80909



1560 N ACADEMY BLVD, located at the corner of Palmer Park Blvd and N Academy Blvd, offers 0.64 acres available for sale. The property has an approved concept plan for a 1,500 SF freestanding retail building with a single drive through lane. The concept plan also includes a right-in right-out access onto and off of Academy Blvd and an access point off of Palmer Park Blvd. (see "Approved Concept Plan" on next page).

The City Traffic Department has also indicated that they would consider granting ingress and egress on Academy Blvd. and Palmer Park Blvd. for this site subject to the Development Plan.

PARCEL SIZE: 27,780 SF (0.64 acres)

SALE PRICE: \$15.00 / SF (\$416,700)

ZONING: MX-M/CR R-16

POTENTIAL BUILDING FOOTPRINT:

- 3,200 SF General Retail
- 2,250 SF Single Drive-Thru configuration
- Kiosk-style building with Dual Drive-thru

ADDITIONAL NOTES:

- Located within an Opportunity Zone
- 1/4" Gas Line stubbed onto property
- Electric vault located on the property
- Water Line in Palmer Park Blvd.
- Sewer Line in Academy Blvd.



DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILES	5 MILES
2025 Est. Population	16,024	120,321	297,162
2025 Est. Households	6,622	51,308	121,367
2025 Est. Avg. HH Income	\$81,508	\$83,789	\$93,428

DRIVE TIMES	5 MIN	10 MIN	15 MIN
2025 Est. Population	35,597	159,183	332,554
2025 Est. Households	15,202	67,003	135,207
2025 Est. Avg. HH Income	\$79,242	\$85,713	\$95,016

TRAFFIC COUNTS (2025)

Palmer Park Blvd. & N Academy Blvd	12,204 VPD
N Academy Blvd & La Salle St N	42,298 VPD
N Academy Blvd & E San Miguel St	43,794 VPD
N Academy Blvd & Constitution Ave	46,629 VPD

Source: Esri & CoStar Group, All Rights Reserved

