

# NAL Highland

# Turnkey Restaurant Space Available For Lease at Chapel Hills Commons



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
- Newly renovated restaurant space



GLA	46,929 SF
AVAILABLE SPACE	1,600 SF
ZONING	C-5 P
BASE LEASE RATE	\$32.00 PSF
NNN	\$7.00 (2023 Est.)

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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	LN Barbershop	1,631 SF
<b>8029</b>	<b>Available Turn-Key Restaurant</b>	<b>1,600 SF</b>	8115-8135	Complete Urgent Care	9,038 SF
8031	Vaportoke	1,150 SF			

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 06/12/2024





## Demographics (2023)

	1 - Mile	3 - Mile	5 - Mile
Total Population	5,804	68,241	188,552
Total Households	2,450	26,653	72,395
Avg HH Income	\$96,727	\$106,834	\$108,018

## Traffic Counts

	Vehicles Per Day
N Academy Blvd at Briargate Blvd	21,667
N Academy Blvd at Jamboree Dr	36,000
N Academy Blvd at Voyager Pkwy	44,510

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