



99,735 SF RETAIL SPACE AVAILABLE

# Retail Box Available for Sale or Lease

820 CITADEL DRIVE EAST, COLORADO SPRINGS, CO 80909







820 CITADEL EAST DRIVE

## Property Overview

- Space is divisible
- Parking lot & mall entrances on upper & lower levels
- High traffic intersection of Academy Blvd & E Platt Ave
- Located near Colorado College, University of Colorado - Colorado Springs, US Olympic Training Center and US Air Force Academy

Demographics	1 MILE	3 MILE	5 MILE
Population	17,352	120,746	277,421
Total Households	7,224	51,683	115,421
Avg. HH Income	\$65,699	\$83,389	\$89,741

**SIZE**  
99,735 SF  
7.92 Acres

**ASKING RENT**  
\$8 PSF

**NNN**  
\$2 PSF

**SALE PRICE**  
Contact Broker

**PARKING**  
350 Spaces

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