

# OFFICE / WAREHOUSE FOR LEASE

## 6058 Hollow Tree Ct.

COLORADO SPRINGS, CO 80918



### PROPERTY SUMMARY

AVAILABLE SPACE	2,614 SF
LEASE RATE	\$2,999 / Mo., Modified Gross
YEAR BUILT	1983
CEILING HEIGHT	13'
ZONING	OC/CR CU
POWER	200/AMP
OH DOOR	8' x 10'

- Great layout for showroom, office, and warehouse
- Building signage available with visibility from N. Academy Blvd.

### DEMOGRAPHICS - Radius, Miles

	1 MILE	3 MILE	5 MILE
2024 Est. Population	15,940	101,975	257,867
2024 Est. Households	6,683	41,369	102,494
2024 Est. Avg. HH Income	\$89,579	\$91,426	\$97,522

### DEMOGRAPHICS - Drive Time, Minutes

	5 MINUTE	10 MINUTE	15 MINUTE
2024 Est. Population	15,334	98,155	274,703
2024 Est. Households	6,781	40,038	111,459
2024 Est. Avg. HH Income	\$85,991	\$94,112	\$98,955

### TRAFFIC COUNTS (ADT 2024)

N Academy Blvd and Lehman Dr NW	46,901 VPD
N Academy Blvd and Jannie Dr NW	46,901 VPD

Source: 2022 U.S. Estimate, All Rights Reserved, Alteryx, Inc., CoStar

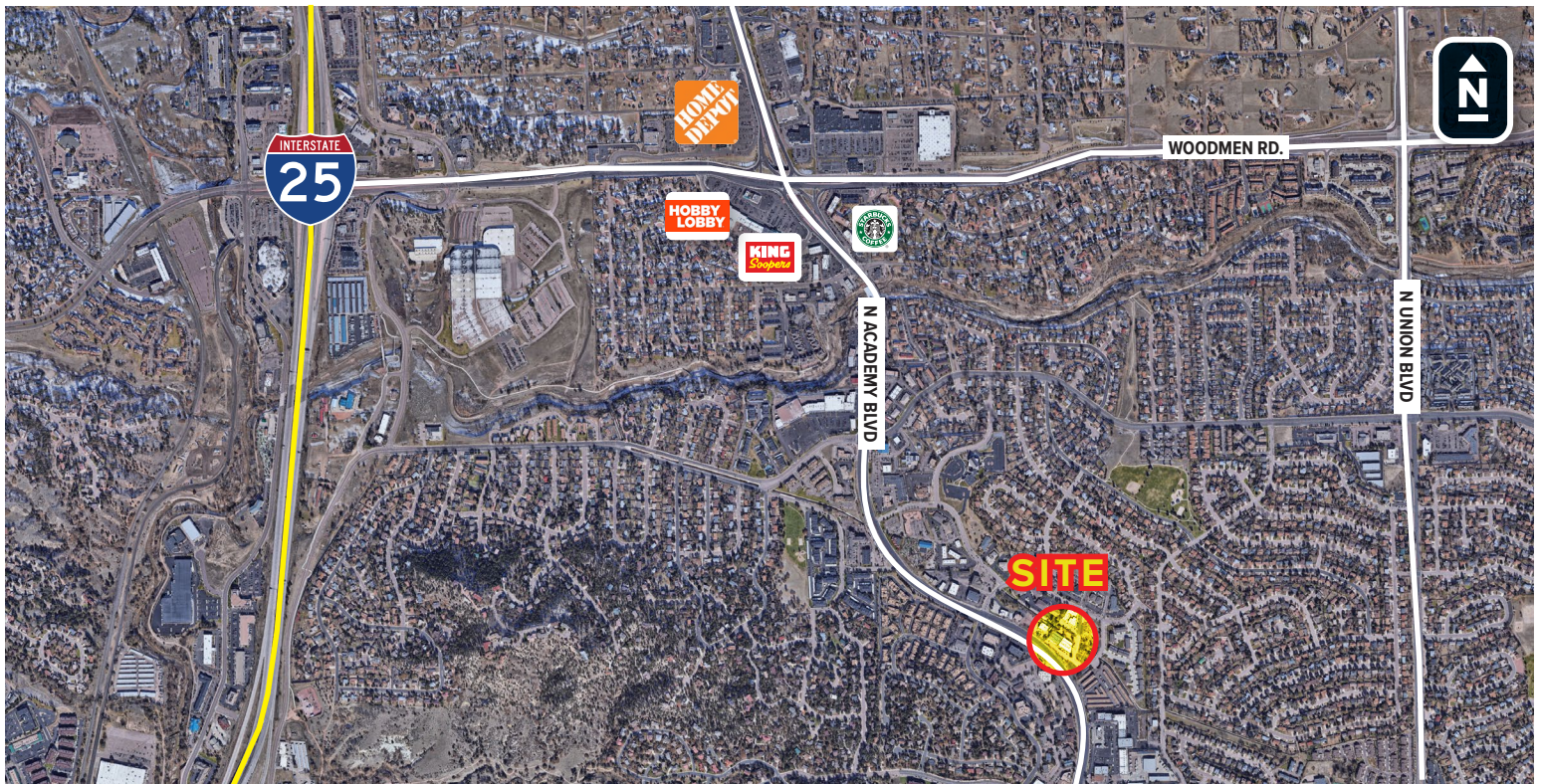
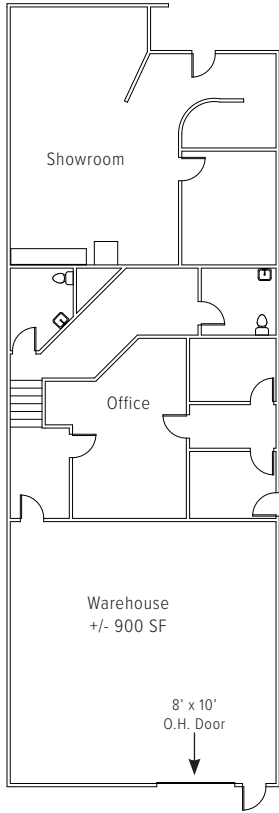


# OLIVE

REAL ESTATE GROUP, INC.

## OFFICE/WAREHOUSE SPACE FOR LEASE

6058 HOLLOW TREE CT., COLORADO SPRINGS, CO 80918



102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 www.oliverreg.com

Olive Real Estate Group, Inc. Copyright 2024. Reproductions are legally prohibited without written consent.

Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.