

SPACE FOR LEASE

3285A S. Academy Blvd.

Colorado Springs, CO



PROPERTY SUMMARY

SPACE FOR LEASE

2,116 SF \$12/SF NNN (\$2,116/Month NNN)

2024 est. EXPENSES (NNN) \$4.25/SF

BUILDING SIZE: 22,064 SF

YEAR BUILT: 1984

ZONING: PBC

- Close Proximity to Fort Carson
- Easy Access from I-25 and S. Academy Blvd

PROPERTY SUMMARY

DRIVE TIME - MINUTES:

	5 MIN	10 MIN	15 MIN
2023 Est. Population	31,294	147,180	321,086
2023 Est. HHs	10,607	50,569	110,854
2023 Est. Avg. HH Income	\$73,211	\$76,491	\$86,266

RADIUS - MILES:

	1 MILE	3 MILES	5 MILES
2023 Est. Population	10,241	94,151	204,242
2023 Est. HHs	3,227	31,059	70,222
2023 Est. Avg. HH Income	\$69,762	\$76,341	\$81,334

Source: Esri, Esri-Data Axle, U.S. Census



**Craddock
Commercial**
Real Estate LLC

Matt or Mike Craddock

matt@craddockcommercial.com

mike@craddockcommercial.com

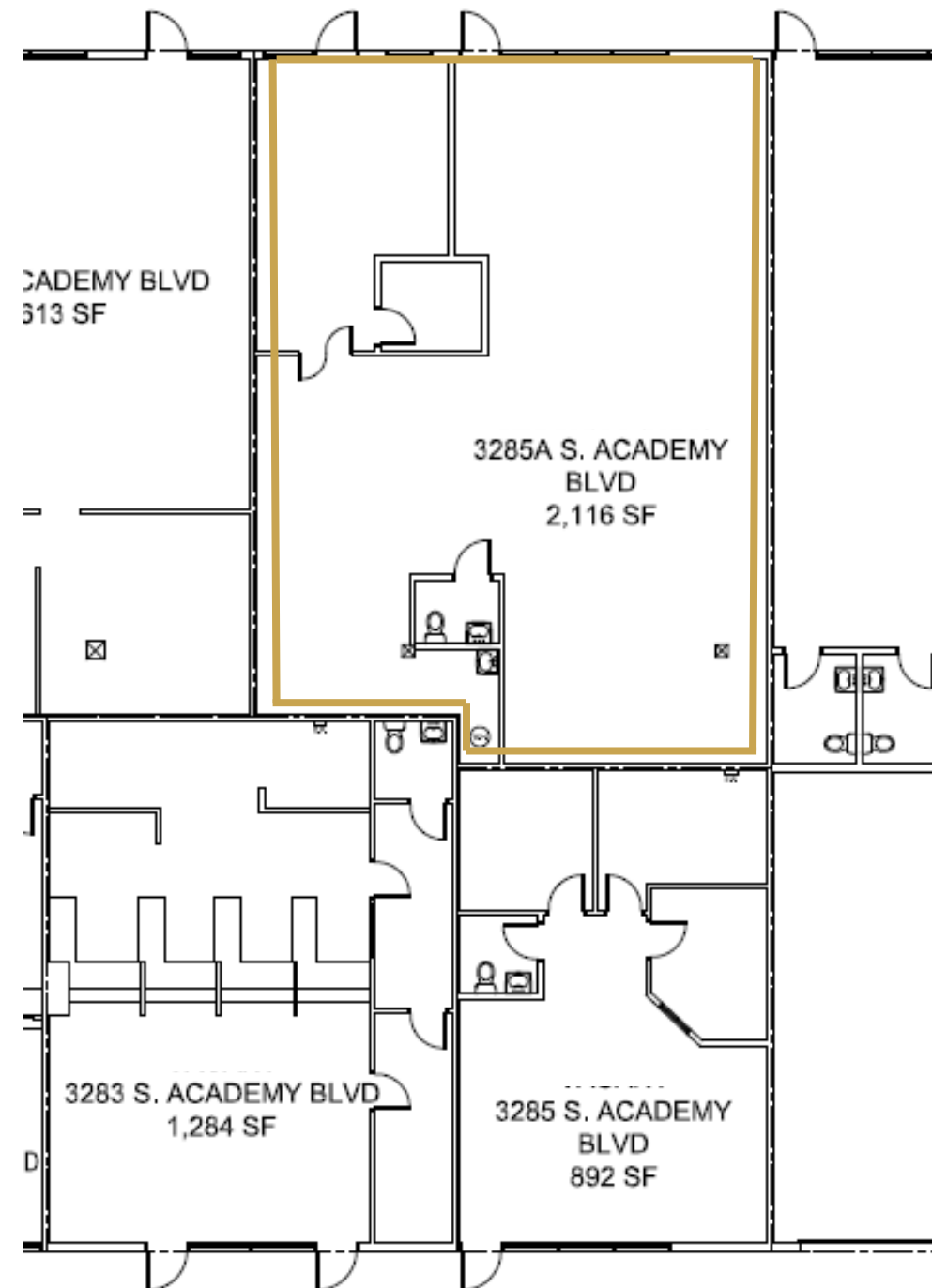
719.630.2233 | craddockcommercial.com

FLOOR PLAN & GALLERY

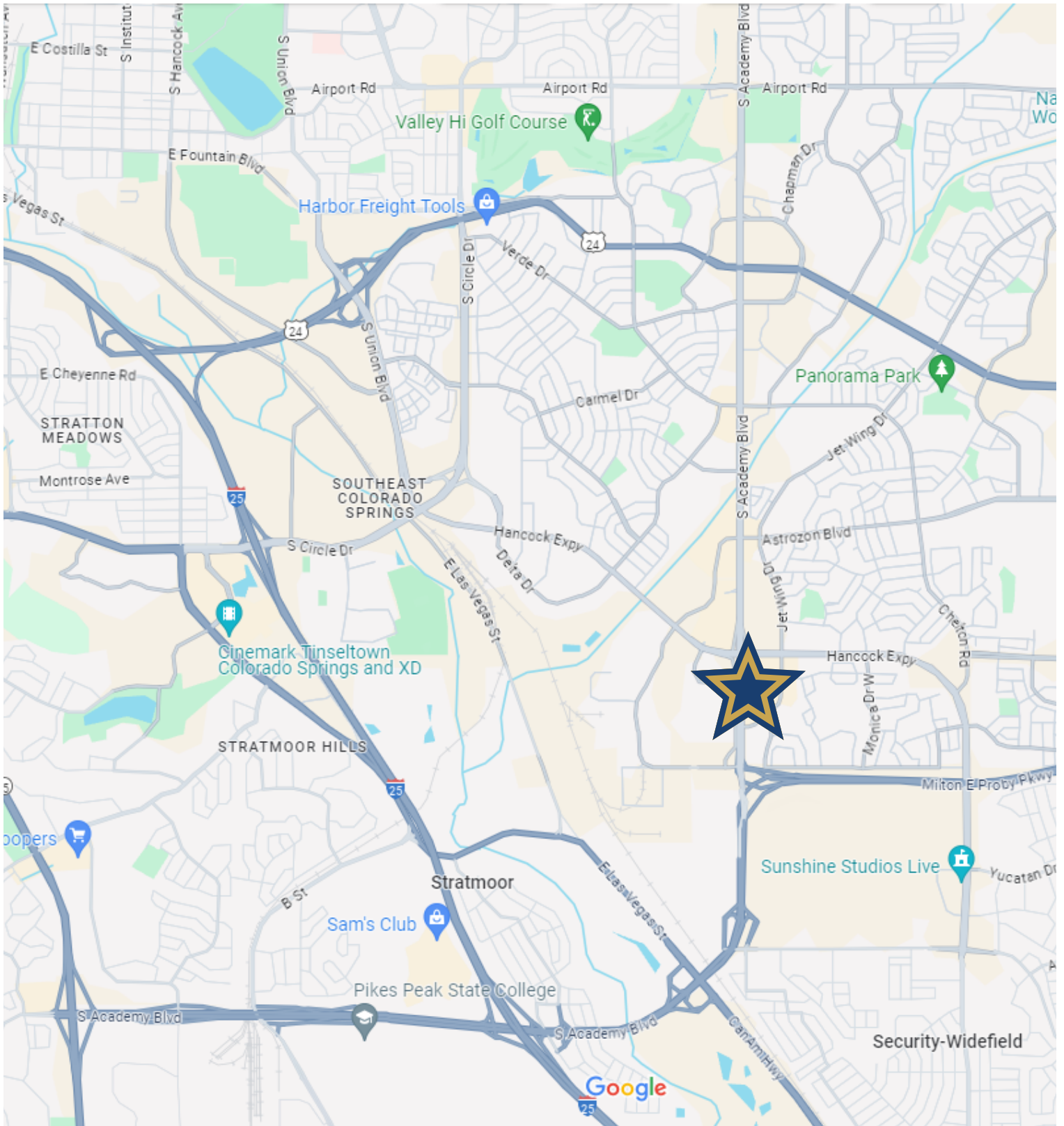
SPACE FOR LEASE

3285A S. Academy Blvd. Colorado Springs

FLOOR PLAN | 3285A S. Academy



SURROUNDING AREA



337 E. Pikes Peak Ave | Suite 200
Colorado Springs, CO 80903
719.630.2233 • craddockcommercial.com

Matt or Mike Craddock
matt@craddockcommercial.com
mike@craddockcommercial.com