

RETAIL / RESTAURANT / REDEVELOPMENT PROPERTY

ProSound Building

2235 N ACADEMY BLVD, COLORADO SPRINGS, CO 80909



2235 N ACADEMY BLVD offers a rare chance to purchase a highly visible restaurant / retail / redevelopment property along one of Colorado Springs' busiest commercial corridors. This 5,172 SF freestanding building sits on nearly one acre and benefits from excellent visibility, easy access, and ample parking potential.

- Currently operated as the ProSound music store
- Originally operated as a Shari's Restaurant
- Easy ingress/egress and prominent street frontage
- High-traffic Academy Blvd. location with visibility to North and South bound Academy Blvd.
- Monument and building signage
- MX-M zoning supports a variety of retail, restaurant and commercial uses
- Excellent visibility, access and parking
- Grease trap in place
- 10% down SBA financing debt service equates to \$24.30 PSF (subject to change)

BUILDING SIZE:	5,172 SF
SALE PRICE:	\$1,500,000.00
LAND SIZE:	40,247 SF
ZONING:	MX-M
YEAR BUILT:	1978
TAX SCHEDULE NUMBER:	6402217017

DEMOGRAPHICS - RADIUS - MILES

	1 MILE	3 MILES	5 MILES
2024 Est. Population	14,272	120,918	302,718
2024 Est. Households	5,917	50,732	122,182
2024 Est. Avg. HH Income	\$77,739	\$75,904	\$83,087

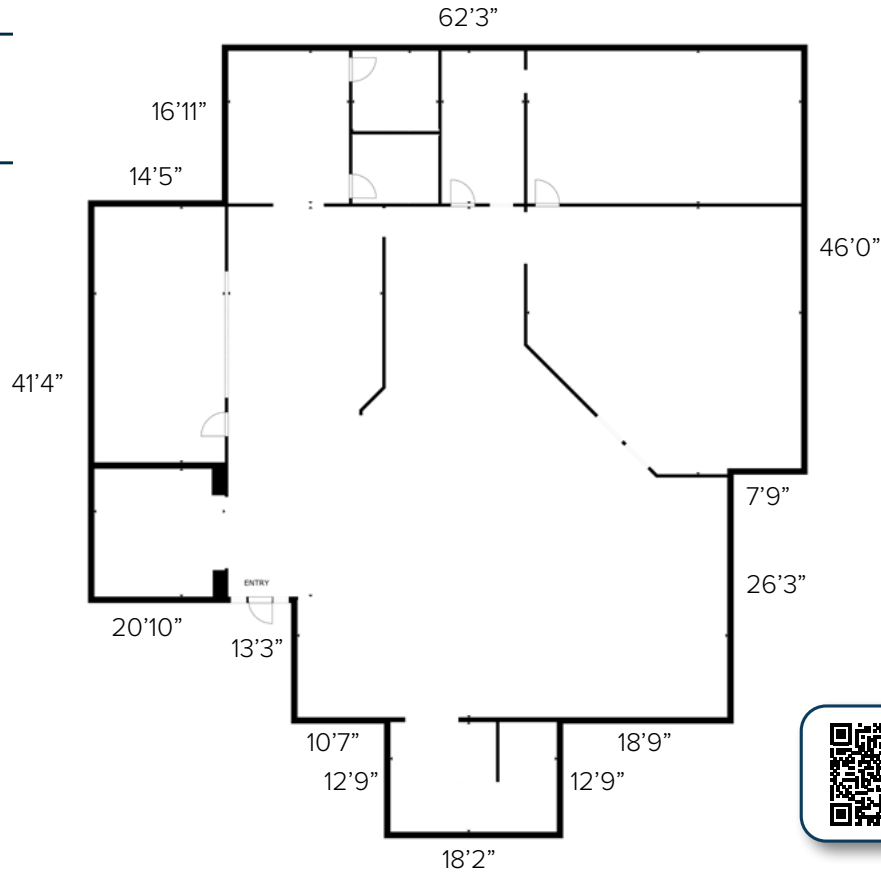
TRAFFIC COUNTS (2025)

N Academy Blvd at Maizeland Rd N	47,111 VPD
N Academy Blvd at Academy Cir S	46,359 VPD

Source: 2024 U.S. Estimate, CoStar Group, All Rights Reserved

**2235 N ACADEMY BLVD
FLOOR PLAN**

5,172 SF AVAILABLE



CLICK / SCAN FOR
VIRTUAL TOUR
 **Matterport™**

