

Lowe's Outparcel Opportunity

N Academy Boulevard | Colorado Springs, CO



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For Ground Lease or BTS

N Academy Boulevard
Colorado Springs, CO

* *Lowe's outparcel opportunity
on heavily trafficked Academy
Boulevard!*

Property Specifications

PARCEL SIZE

0.43 AC

ZONING

C-2

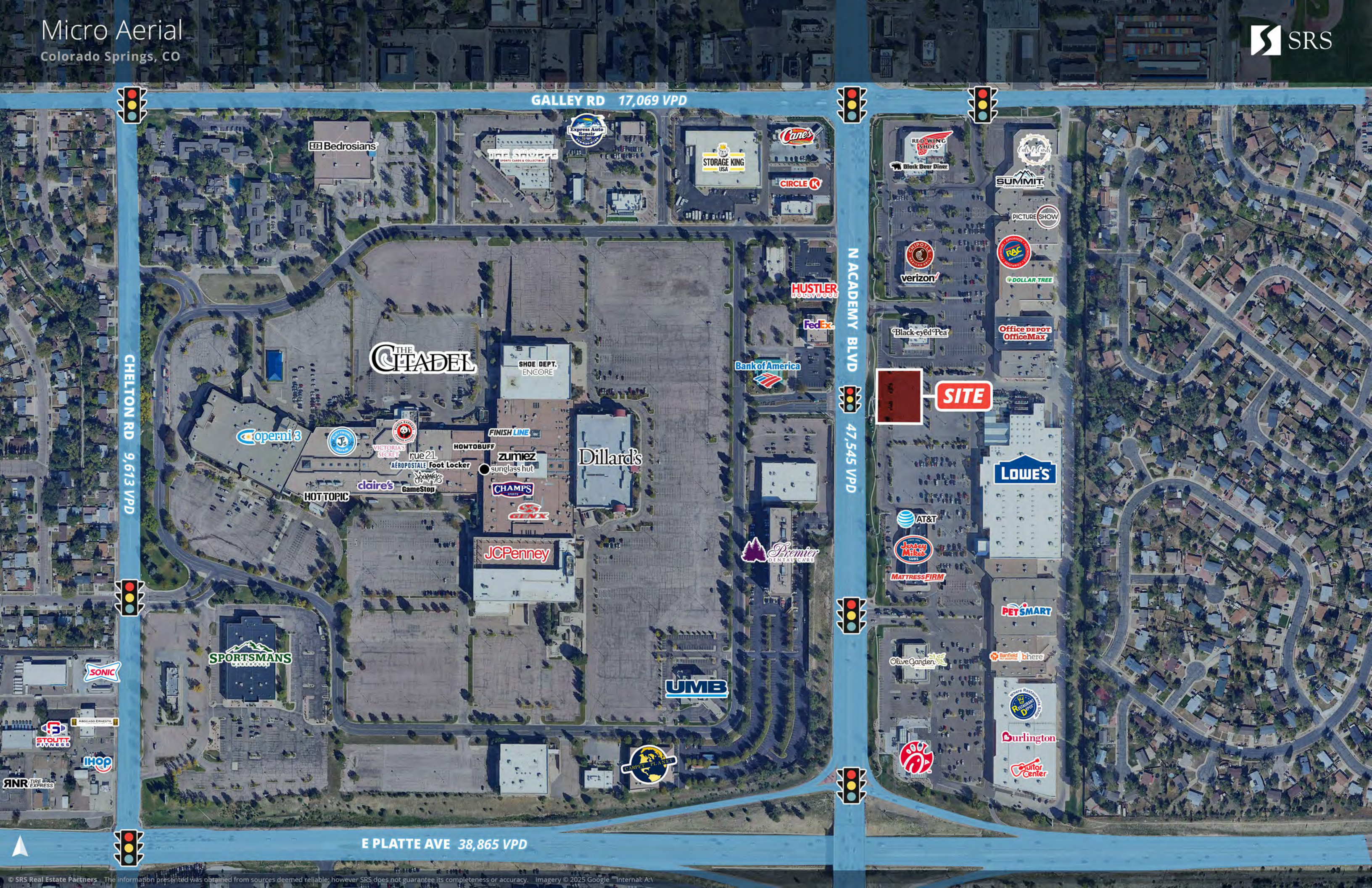


About the Property

- Lowe's outparcel opportunity benefiting from established retail traffic and strong daily consumer draw
- Prominent location along N Academy Boulevard with excellent visibility and convenient access
- Situated within the established Citadel Crossing retail corridor, surrounded by national retailers, restaurants, and service-oriented businesses
- Strong fit for a drive-thru auto repair, quick-lube, tire, or automotive service concept, with complementary Lowe's co-tenancy and a highly commercialized surrounding trade area

Nearby Retailers





GALLEY RD 17,069 VPD

N ACADEMY BLVD 47,545 VPD

E PLATTE AVE 38,865 VPD

CHELTON RD 9,613 VPD

Bedrosians

THE STORE



STORAGE KING USA



HUSTLER HOLLYWOOD

FedEx



THE CITADEL

SHOE DEPT. ENCORE

Openni 3



Victoria's Secret

rue21

AÉROPOSTALE Foot Locker

HOWTOBUFF

FINISH LINE

zumiez

sunglass hut

Dillard's

claire's

GameStop

HOT TOPIC

CHAMP'S

GENX

JCPenney

Premier DENTAL CARE

UMB



RED WING SHOES

Black Bear Diner

Cuts N Casts

SUMMIT

PICTURE SHOW



verizon



DOLLAR TREE

Black-eyed Pea

Office DEPOT OfficeMax



SITE

LOWE'S

AT&T

Jersey Mike's

MATTRESS FIRM

PETSMART

Olive Garden

Benfield bhere

White Restaurant

Burlington

Guitar Center



SONIC

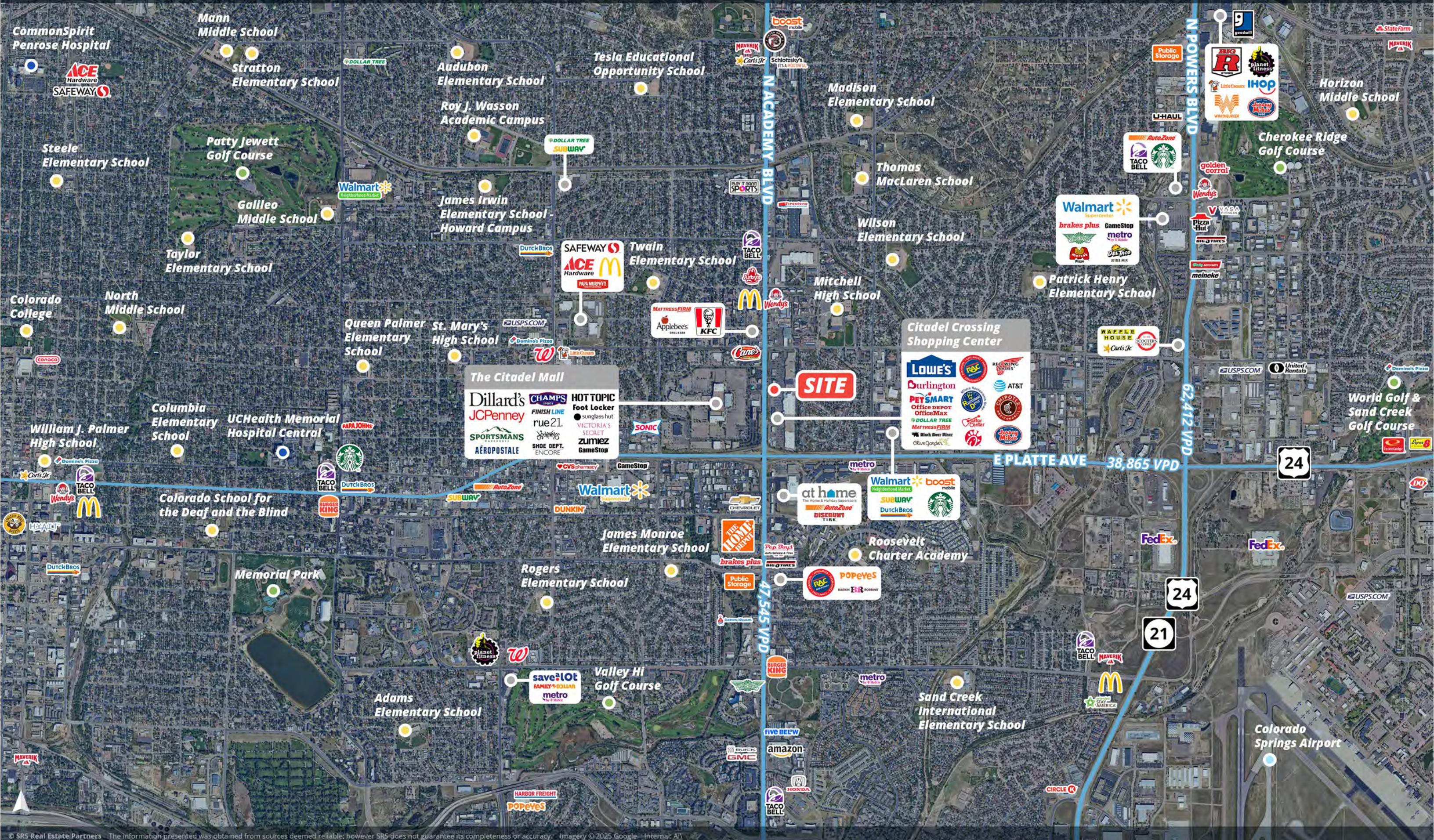
SPORTSMAN'S

STOUT FITNESS

ihop

RNR TIRE EXPRESS







Area Snapshot

1 MILE

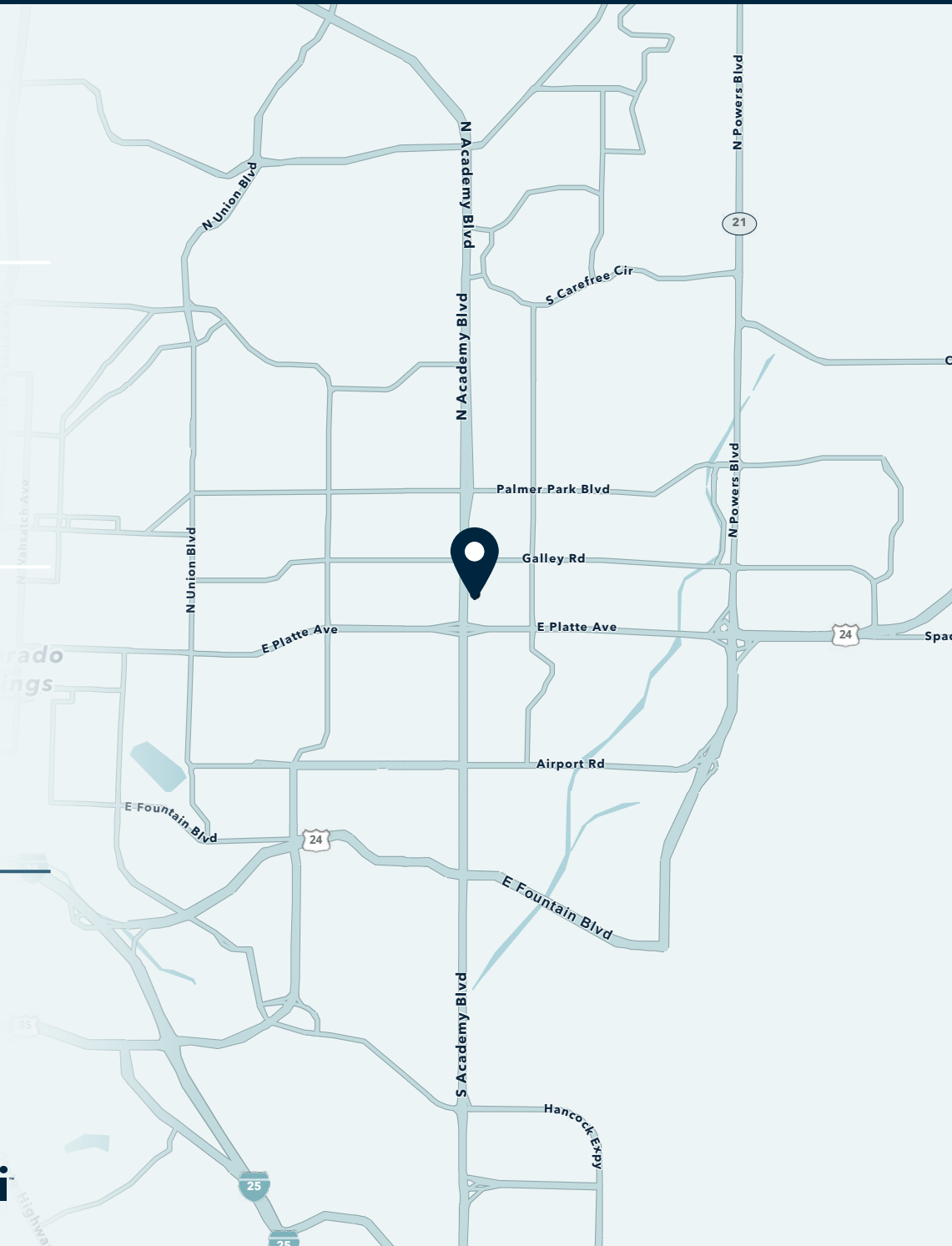
15,981	19,266	\$71,375	6,724
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

122,556	124,002	\$81,602	51,701
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

287,816	325,794	\$93,249	118,355
Population	Total Daytime Population	Average Household Income	Total Households

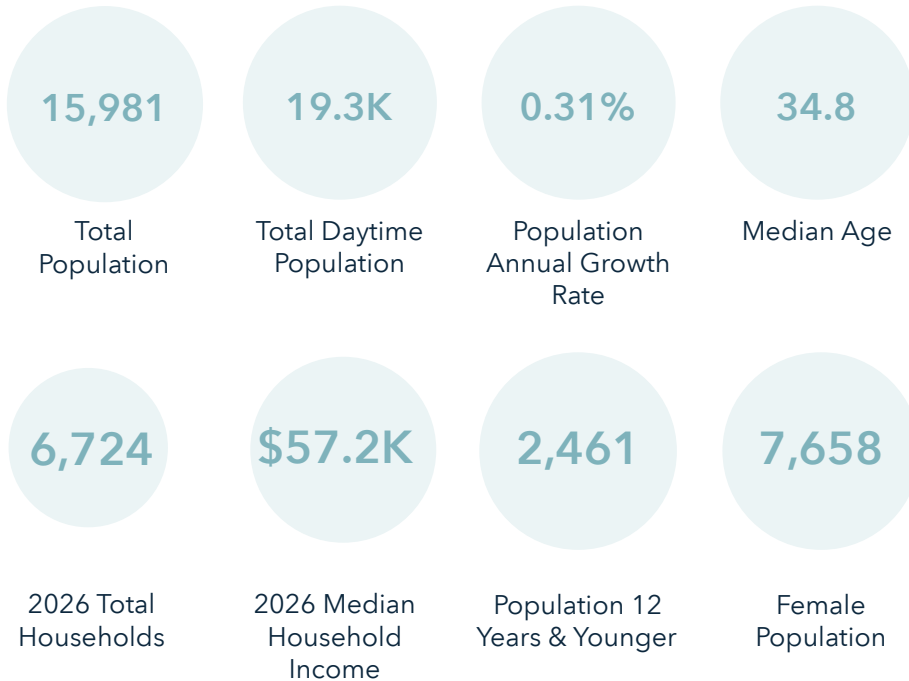


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

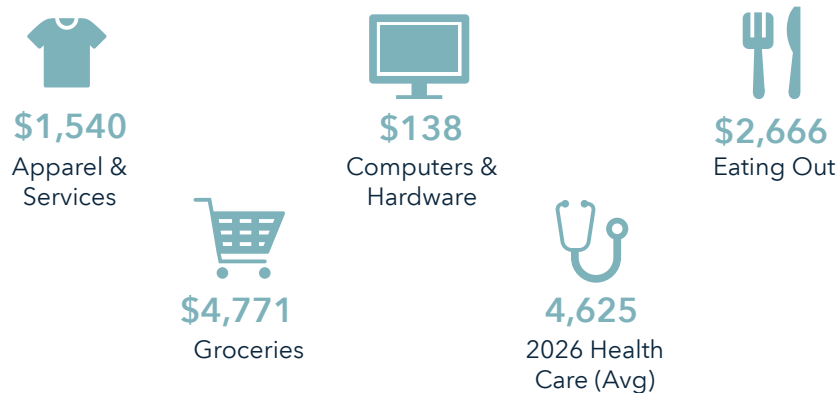


Ring of 1 Mile

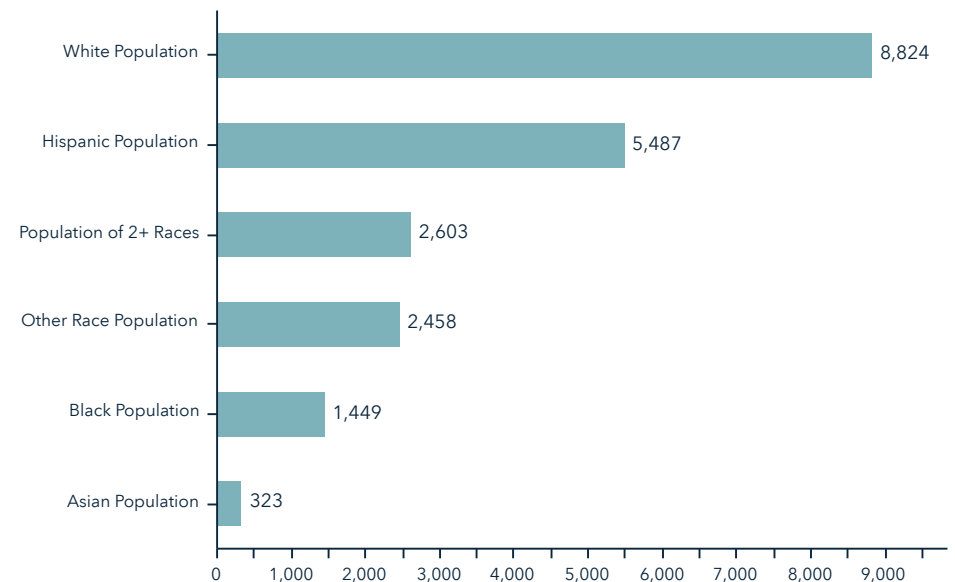
Key Facts



Annual Household Spending



Restaurants & Housing Growth

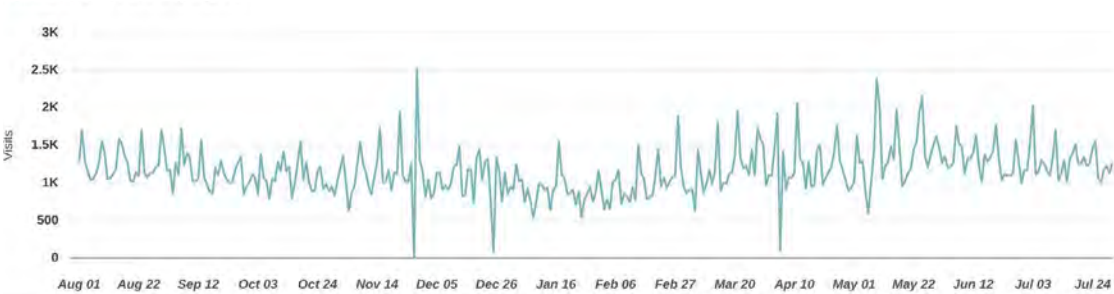




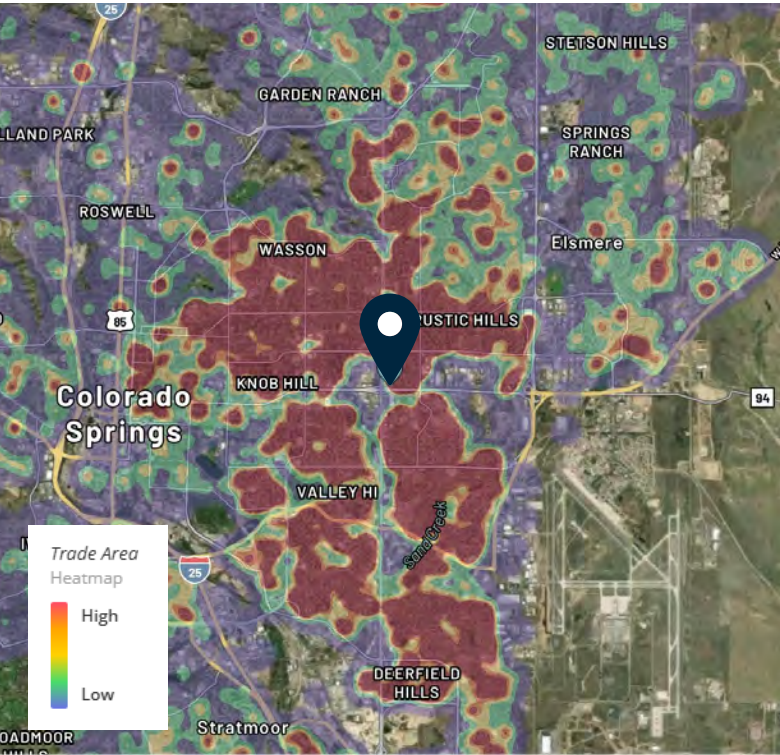
Data for 8/1/2025 - 7/31/2026



VISITS TREND



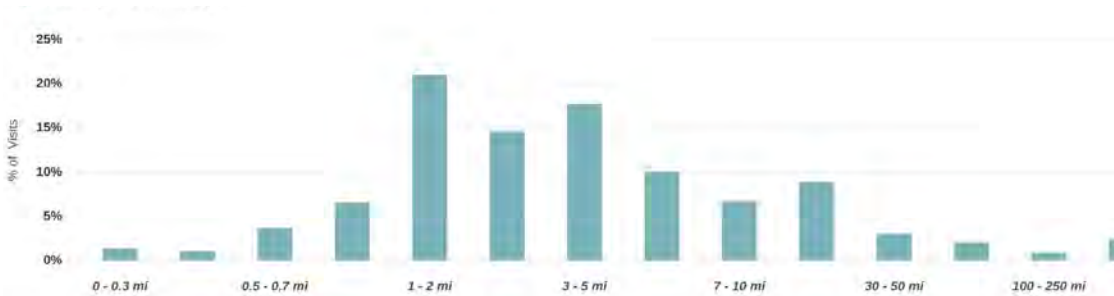
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE



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