

RETAIL SPACE FOR LEASE

3434-3450 N. Academy Blvd.

COLORADO SPRINGS, CO 80917



PROPERTY SUMMARY

SPACE FOR LEASE:

SUITE 3434	1,715 SF	\$20.00 / SF NNN
2023 Est. EXPENSES (NNN):	\$4.50 / SF	
ZONING:	C5	
YEAR BUILT:	2007	
PARKING:	34 Surface (4.58/1,000 SF)	

SITE FEATURES:

- Second Generation Restaurant Space
- Monument Signage Available
- Dedicated Right-In, Right-Out turn lane

DEMOGRAPHICS

Drive Time - Minutes

	5 MIN	10 MIN	15 MIN
2023 Est. Population	32,230	174,808	361,568
2023 Est. HHs	14,332	72,391	144,420
2023 Est. Avg. HH Income	\$73,835	\$80,820	\$83,375

Radius - Miles

	1 MILE	3 MILES	5 MILES
2023 Est. Population	15,407	120,695	242,904
2023 Est. HHs	6,961	49,632	97,825
2023 Est. Avg. HH Income	\$51,269	\$65,649	\$64,804

Traffic Counts (ADT 2022)

N Academy Blvd at Village Seven Rd (N)	53,950 VPD
N Academy Blvd at Carefree Cir N (S)	53,604 VPD

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

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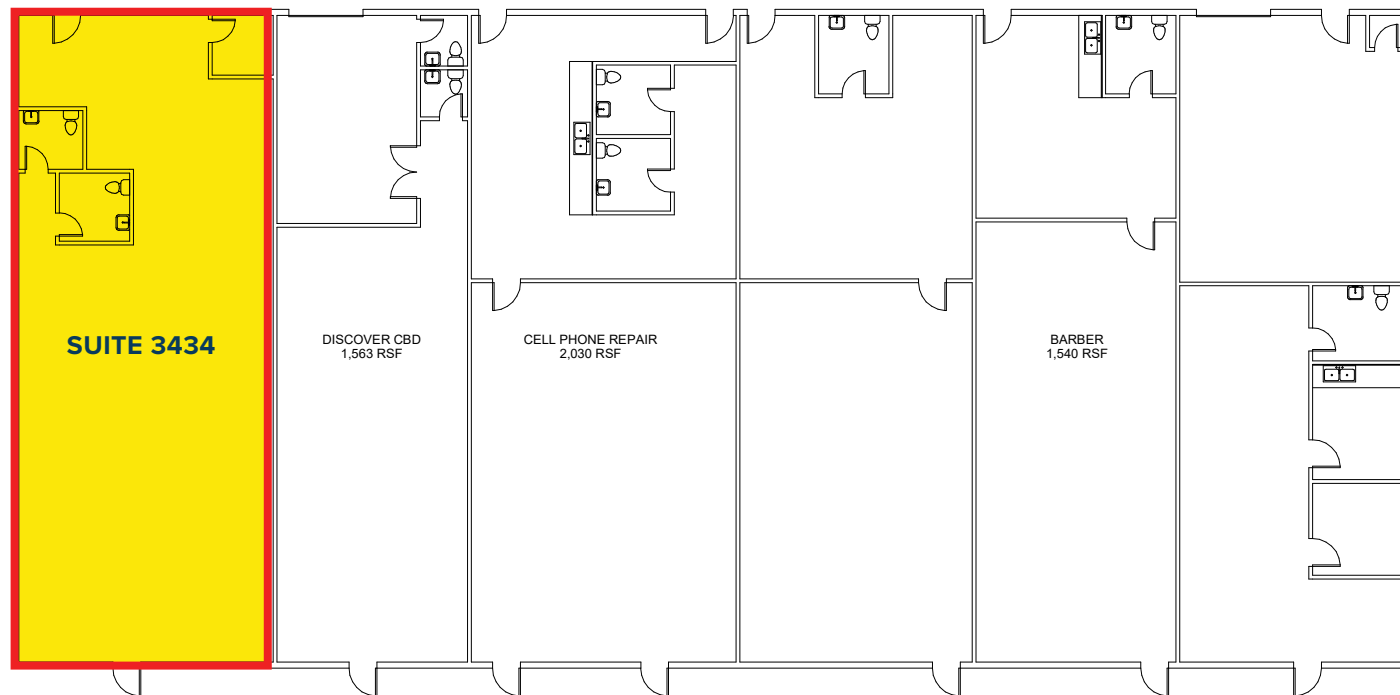
THE
RETAIL
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SITE PLAN & PHOTOS

RETAIL SPACE FOR LEASE
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SITE PLAN | 3434-3450 N ACADEMY BLVD



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SUITE 3434	1,715 SF	\$20.00 / SF NNN





Starbucks Coffee, McDonald's, Red Lobster, Panda Express

Target, Safeway, Chuck & Cheese's, Party City

Papa Murphy's, QDOBA Mexican Eats, Firehouse Subs, Goodyear, King Scorpions, Popeyes Louisiana Kitchen, Del Taco, Ross Dress for Less, Fazzolis, A.W., 24 Fitness

Taco Bell, Walmart Neighborhood Market, The UPS Store, Dutch Bros, Starbucks Coffee, Planet Fitness, arc Thrift Stores, Albert Heijn, Sonic Drive-In, Waffle House, T-Mobile, jiffylube, Goodwill, Chase

