

FAIRWAY PLAZA RETAIL SPACES FOR LEASE

522-586 S ACADEMY BLVD



COLORADO SPRINGS • COLORADO

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PROPERTY OVERVIEW



\$
LEASE RATE
\$15/SF NNN

↕ ↗
BUILDING SIZE
26,465 SF

↕ ↗
PARKING RATIO
5.68/1,000 SF

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SPACES AVAIL.
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ZONING
PBC/CR A0

PROPERTY PHOTOS



- Great Visibility from S Academy Blvd (24,844 VPD)
- 16 Minutes from Colorado Springs Airport
- 11 Minutes from downtown Colorado Springs
- Unique Tenant Mix



INTERIOR PHOTOS

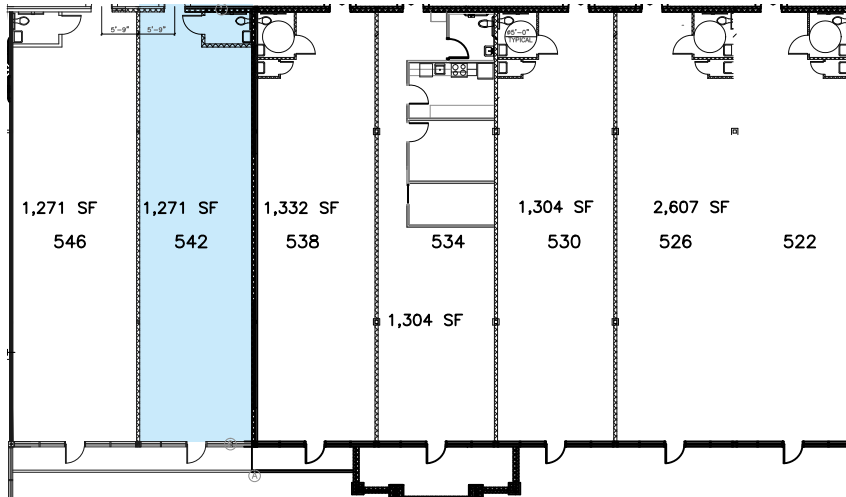


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Population	22,052	110,381	249,307
2033 Projection	24,500	119,513	265,745
Growth 2019-2024	10.63%	6.58%	6.94%
Growth 2010-2019	64.98%	15.12%	13.28%
Median Age	31.62	33.74	35.85
HOUSEHOLDS			
2024 Households	8,756	43,530	100,976
2033 Projection	9,733	46,962	107,218
Avg Household Size	2.5	2.5	2.4
HH MARITAL STATUS			
Married	2,631	175,770	40,507
Married With Children	2,740	11,982	25,996
HOUSEHOLD INCOME			
2024 Average Income	\$25,663	\$27,269	\$32,837
2024 Median Income	\$48,144	\$55,263	\$62,490
HOUSING			
2024 Owner Occupied	3,216	21,880	55,704
2024 Median Home Value	\$314,056	\$327,568	\$361,788

FLOOR PLANS

AVAILABLE NOW



Unit 542 (1,272 SF):

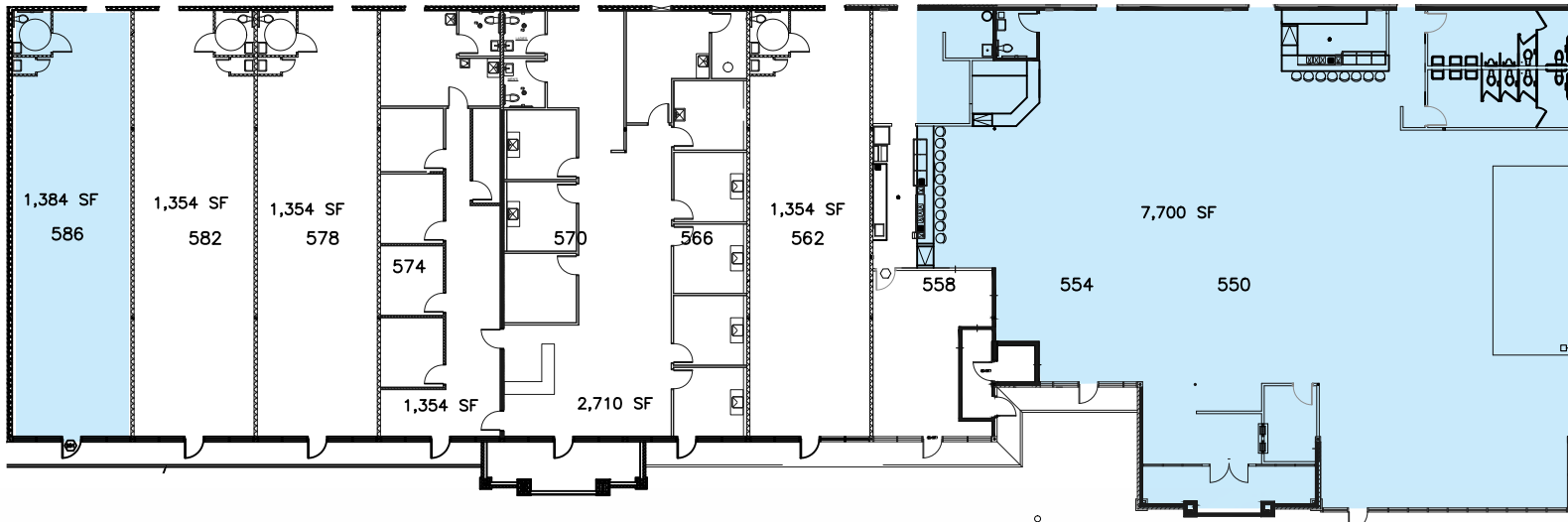
- Visibility from S Academy Blvd
- Built out Bull pin/cubicles.

Unit 548-550 (5,300 SF):

- Middle Anchor Unit
- Two Restrooms
- 8 Offices/Rooms
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Unit 586 (1,384 SF):

- End Cap Unit
- Visibility From S Academy Blvd



LOCATION



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