



**320 NORTH  
ACADEMY  
COLORADO SPRINGS, CO 80907  
FOR SALE  
OFFICE BUILDING  
\$2,500,000.00**



**BUILDING SIZE 1:  
20,160 SF**



**LOT SIZE :  
1.25 ACRES**



**NUMBER OF OFFICES:  
17 OFFICES**



Excellent Parking

Southwest corner of Academy Blvd and Platte Ave

Elevator

Balconies

Great views

Adjacent to restaurants and Citadel Mall



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

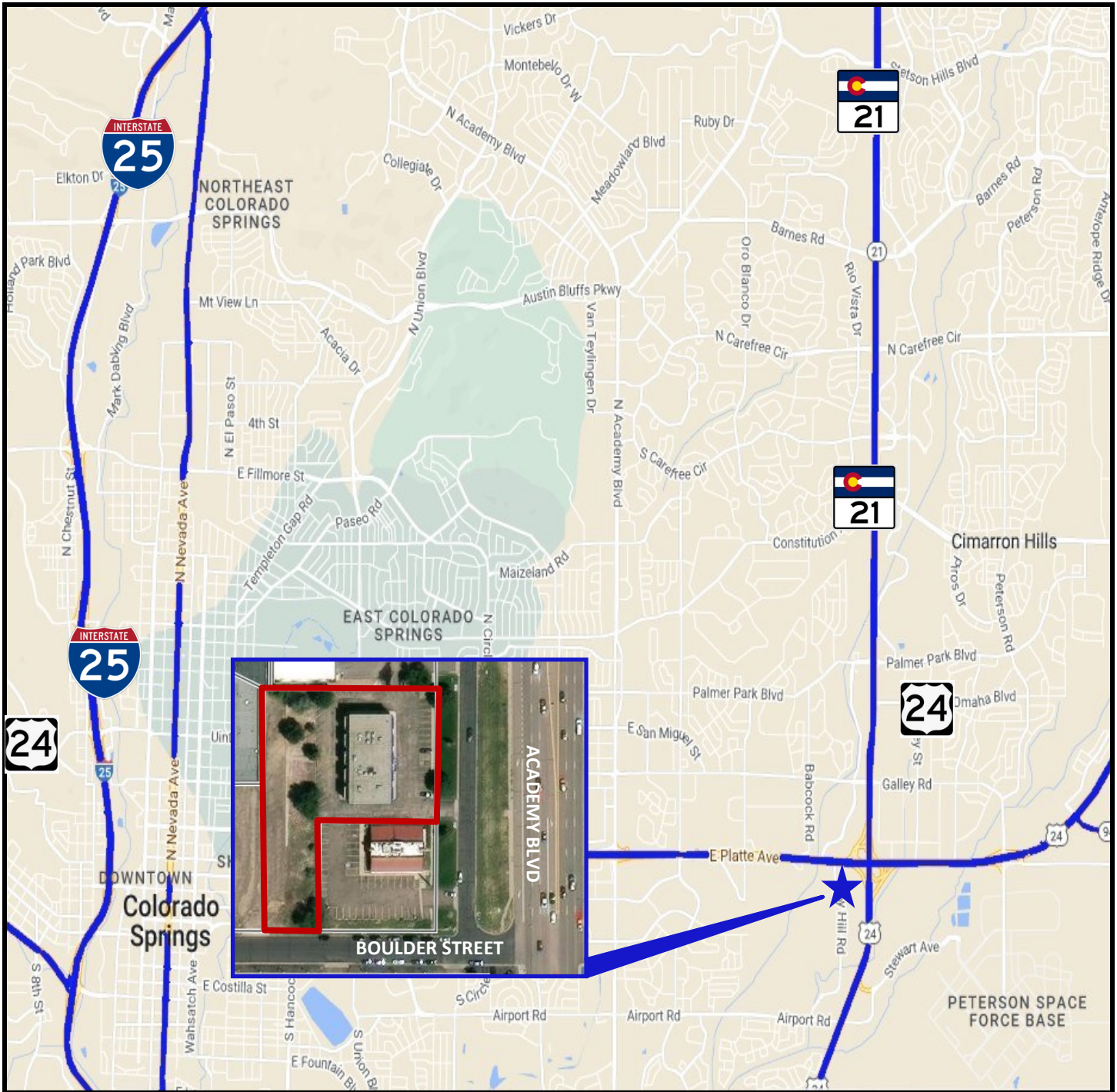
POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,756	115,036	259,801
Median age	31.2	34.8	34.7
Median age (male)	30.8	33.1	33.2
Median age (female)	31.8	36.2	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,123	46,676	105,361
# of persons per HH	2.6	2.5	2.5
Average HH income	\$41,598	\$48,114	\$52,911
Average house value	\$150,555	\$176,709	\$200,401

\* Demographic data derived from 2020 ACS - US Census



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3.9 MILES TO  
DOWNTOWN



3.2 MILES TO  
POWERS BLVD



7.1 MILES TO  
COS AIRPORT



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