

Retail Space for Lease

2395 ACADEMY PLACE, COLORADO SPRINGS, CO 80909



Overview





Now available for lease! This one of a kind building is located off of the busy intersection of Academy Boulevard and Maizeland Road. High traffic counts at this location equal plenty of exposure! The space would be a perfect fit for any retail or office user. You don't want to miss this opportunity! For more information or to set up a tour, contact Jayme Wilson or Chris Myers.

Unit:	Size:	Price:
B	1,200 SF	\$12.00 SF/YR (+/- \$4.00 PSF NNN)
C	1,200 SF	\$12.00 SF/YR (+/- \$4.00 PSF NNN)
B/C	2,400 SF	\$12.00 SF/YR (+/- \$4.00 PSF NNN)

Highlights

- Landlord on Site
- High Traffic Volume
- Perfect for a Retail or Office User
- Monument Signage

Property Details

	Lease Rate \$12.00 SF/YR (+/- \$4.00 PSF NNN)		Space Available 1,200 - 2,400 SF
	Lot Size 0.20 Acres		Zoning PBC

Rev: June 15, 2023

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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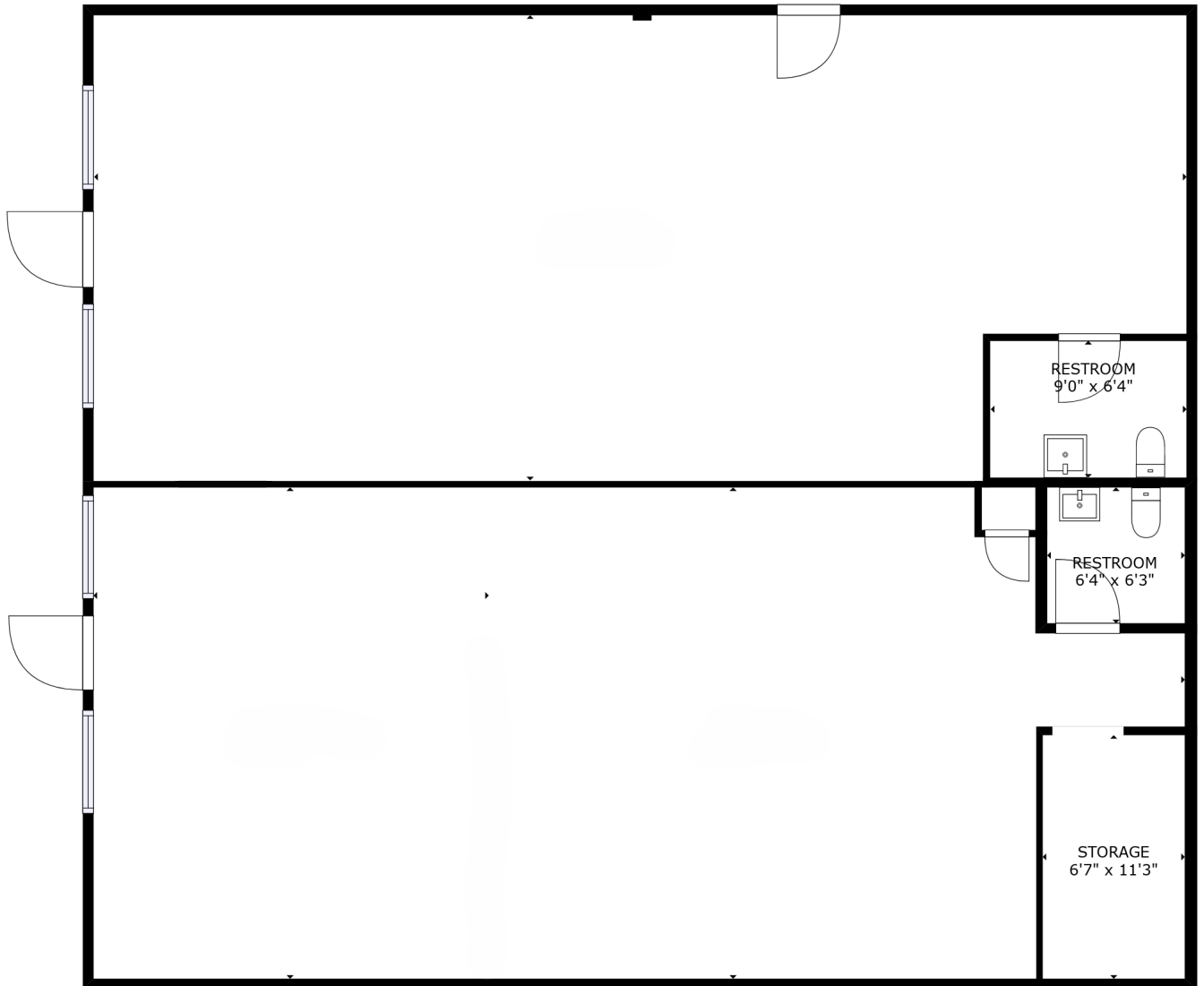


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Suite B

Suite C



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2395 Academy Pl, Colorado Springs, Colorado, 80909

DEMOGRAPHICS



118,561
Population



37.7
Median Age



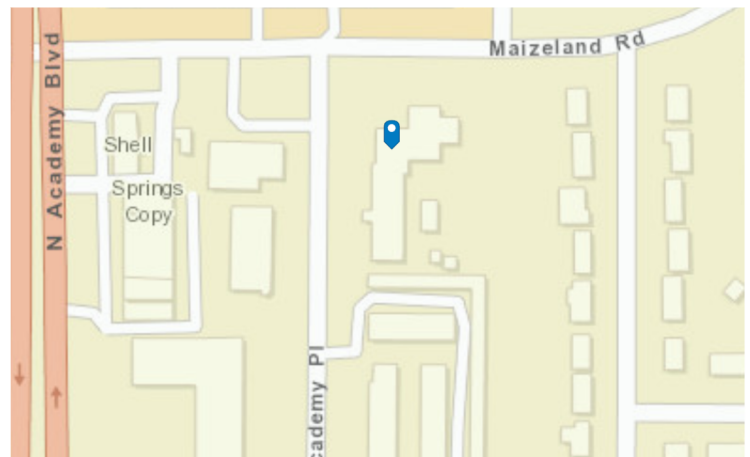
2.4
Average
Household Size



\$56,400
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
N Academy Blvd	9,504	0.1
Zane Pl	5,600	0.1
Maizeland Rd	44,049	0.1
N Academy Blvd	45,000	0.1
Maizeland Rd	54,373	0.1



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