

Retail Space for Lease

3302 - 3320 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918

MOVE-IN SPECIAL!



Overview

This high-visibility retail center is ideally located on Austin Bluffs Parkway between North Union and North Academy, offering excellent exposure to strong daily traffic. Anchored by Batteries Plus and surrounded by a variety of successful retail tenants, the building provides a dynamic environment for retail businesses.

Suite 3308, formerly a pawn shop, offers a flexible layout well-suited for most retail uses. Suite 3304, a former barbershop, is a great fit for personal services or other small business operations with existing plumbing and strong street presence. Both suites benefit from prominent signage opportunities and convenient access. Contact Hoff & Leigh today to learn more or schedule a private tour.

Property Details



Lease Rate
\$14.00 SF/YR
(+ \$6.00 NNN)



Space Available
775 SF



Zoning
PBC

Suite #:	Available Space:	Lease Rate:
3304	775 SF	\$14.00 SF/YR (+ \$6.00 NNN)
3306	775 SF	\$14.00 SF/YR (+ \$6.00 NNN)

Rev: September 16, 2025

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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3302 Austin Bluffs Pkwy, Colorado Springs, Colorado, 80918

DEMOGRAPHICS



121,139
Population



38.7
Median Age



2.4
Average
Household Size



\$64,415
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Austin Bluffs Pkwy	8,100	0.0
Meadowland Blvd	34,200	0.0
Indianpipe Cir	3,100	0.1
Morning Sun Ave	6,500	0.1
Morning Sun Ave	39,000	0.3



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