

# Retail Space for Lease

3077 - 3281 S ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80916

**PRICE REDUCED!**








## Overview

Mission Trace is a high visibility shopping center on South Academy Boulevard. The building has flexible floorplan sizes and can accommodate many different types of uses. Current NNN's are +/- \$4.00. Please call for more information and to schedule a private tour.

## Highlights

Unit:	Size:	Price:
3269	2,996 SF	\$12.00 - \$14.00 PSF \$10.00 PSF (NNN)

## Property Details

 <b>Lease Rate</b> \$12.00 - \$14.00 \$10.00 PSF (NNN)	 <b>NNNs</b> +/- \$4.00 PSF
 <b>Space Available</b> 2,996 SF	 <b>Lot Size</b> 2.09 Acres
 <b>Zoning</b> PBC	

Rev: July 17, 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.

### Guy Cox

C: 719.357.7494  
O: 719.630.2277  
GCox@HoffLeigh.com

### Chris Myers

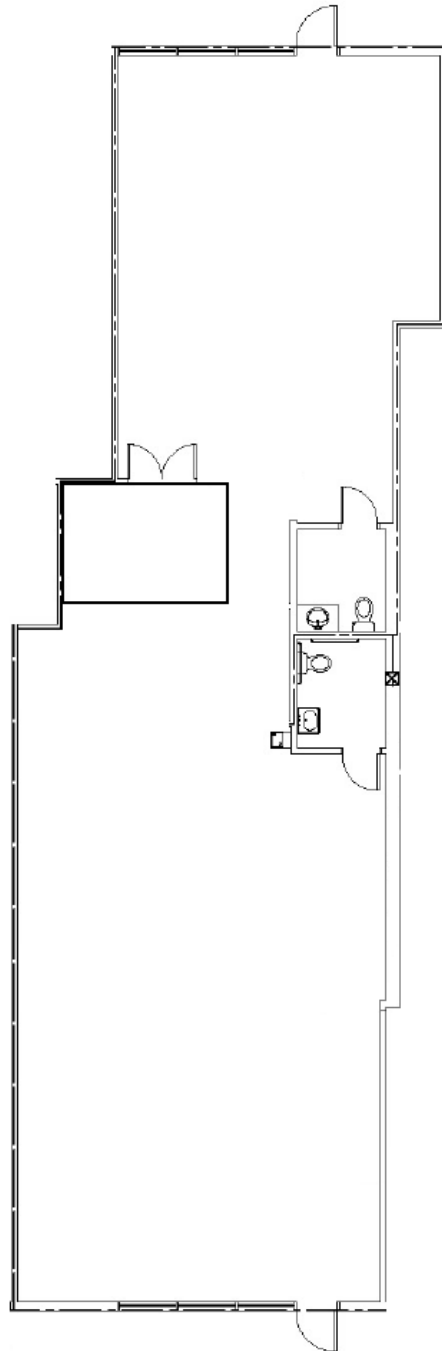
C: 719.650.4627  
O: 719.630.2277  
CMyers@HoffLeigh.com

### Jayme Wilson

C: 719.722.8632  
O: 719.630.2277  
JWilson@HoffLeigh.com

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3265 S Academy Blvd, Colorado Springs, Colorado, 80916 (Ring of 3 miles)

## DEMOGRAPHICS



95,023  
Population



Median Age



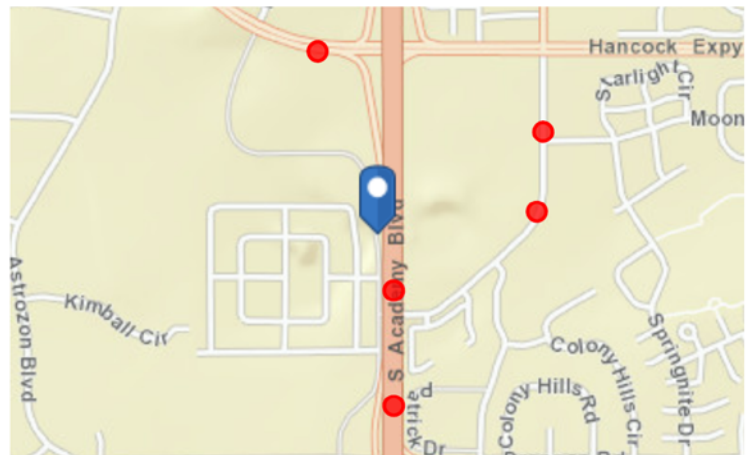
Average  
Household Size



\$48,703  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Jet Wing Dr	35,346	0.1
Colony Hills Cir	12,034	0.2
Drennan Rd	34,545	0.2
Boyчук Ave	23,490	0.2
Moonbeam Dr	12,034	0.2



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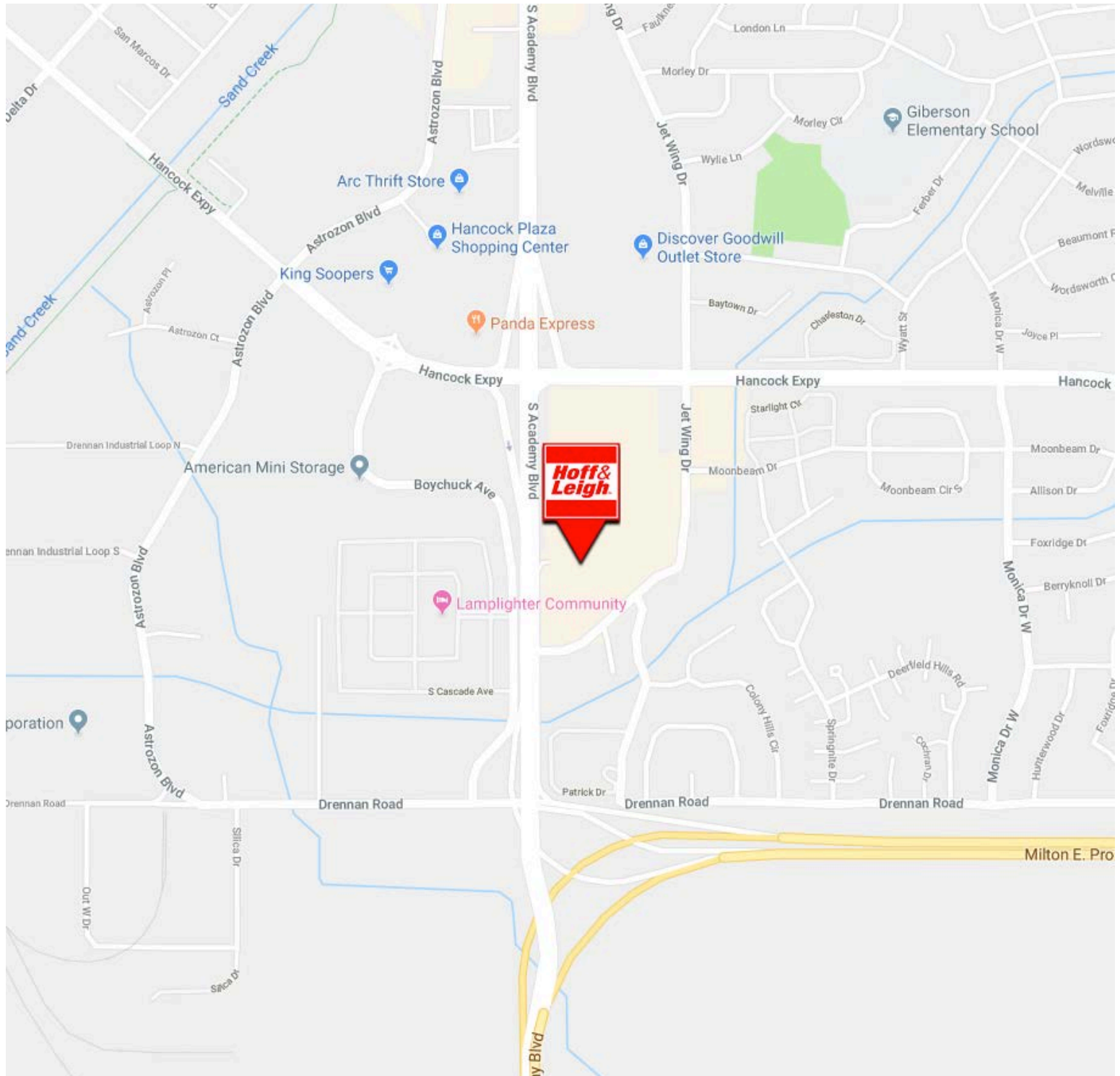
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