

High-Visibility Retail Space For Lease

3302 - 3308 AUSTIN BLUFFS PKWY, COLORADO SPRINGS, CO 80918-5730



Overview

Put your business in view at 3304 Austin Bluffs Parkway. Located between North Union and North Academy, this 775 SF retail suite offers strong street exposure, large storefront windows, and prominent signage opportunities.

Previously occupied by a barbershop, the suite features an open main area, existing plumbing, an oversized water heater, and washer/dryer hookups. Bring your vision for a personal service business or retail concept to this conveniently located storefront.

Call or text Guy Cox (719-357-7494) today to schedule a tour.

Unit:

3304

Size:

775 SF

Lease Rate:

\$14/SF + NNN (\$6.00)

Highlights

- High-visibility location on Austin Bluffs Parkway
- Former barbershop
- Existing Plumbing
- Oversized Water Heater
- Washer/Dryer Hookups
- Prominent signage opportunities

Property Details

Lease Rate

- \$14 SF/YR (NNN)

Lot Size

- 0.52 Acres

Space Available

- 775 SF

Zoning

- MX-M

Building Size

- 6,956 SF

Rev: September 30, 2026

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

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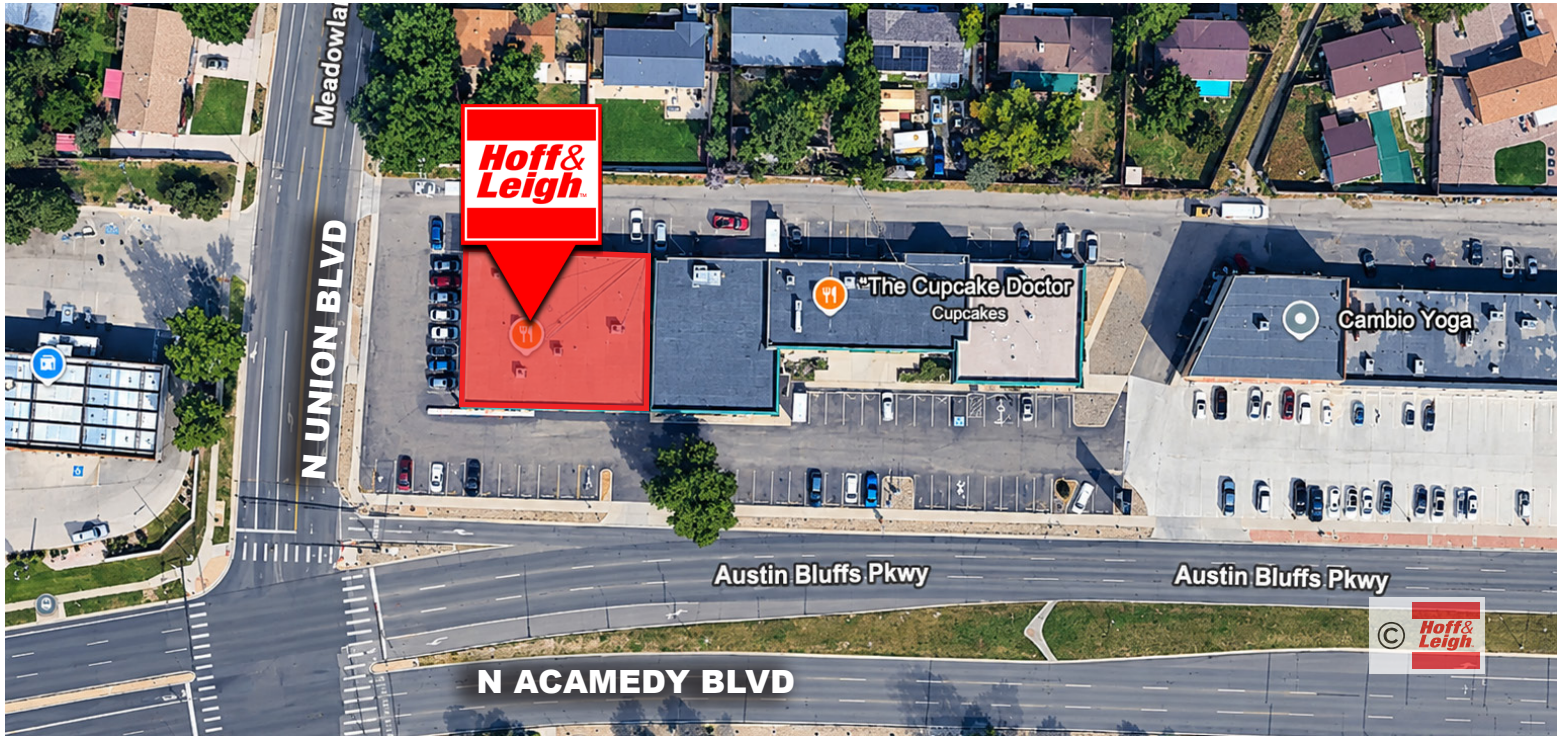
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