

Prime Corner Restaurant Opportunity

6799 N ACADEMY BLVD, COLORADO SPRINGS, COLORADO 80918-1206



Overview

Positioned on a corner lot at Academy and Woodmen, this property offers prominent frontage in a high-traffic area with approximately 100,000 cars passing daily. More than 85,000 residents live within three miles, where the median household income is approximately \$97,000. Chapel Hills is adding new tenants, and approximately 300 apartments are planned nearby. The existing restaurant and bar buildout provides a strong starting point, while a parking ratio of 10 spaces per 1,000 SF exceeds typical restaurant needs. The 0.69-acre lot also offers room for expansion or an additional pad. Motivated seller with financing available.

SELLER FINANCING AVAILABLE!

Property Details

Sales Price ■ **\$1,950,000.00**

Building Size ■ 3,914 SF

Lot Size ■ 0.69 Acres

Zoning ■ C-5

[Click Here for Virtual Tour](#)

Rev: October 13, 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. Images may be AI-enhanced.



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