

RETAIL FOR LEASE

# SHOPS AT ACADEMY POINT

6406-6430 N. ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80918

TREVEY  
COMMERCIAL



## PROPERTY FEATURES

- Prime North Academy Boulevard Location with Excellent Visibility & Exposure to High Daily Traffic
- Monument Signage Available on North Academy Boulevard
- Former Dance Studio Space
- Located within a Well-established Neighborhood Shopping Center in Central Colorado Springs
- Ample On-site Parking for Customers & Employees
- Convenient Access to Major North–South Corridors, Enhancing Customer Reach & Visibility

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	43,626	\$95,844	\$385,788
5 Mile	246,760	\$105,331	\$403,113
10 Mile	563,573	\$99,924	\$400,124

## PROPERTY DETAILS

AVAILABLE	±2,080 SF
LEASE RATE	\$16.00 / SF NNN
CAM / NNN RATE	\$6.10 / SF (Estimate)
MONTHLY RENT	\$3,830.67 / Month
ZONING	Neighborhood Shopping Center / Commercial
BUILDING SIZE	9,729 SF on 0.87 AC
Y.O.C.	2004
UTILITIES	Colorado Springs Utilities
CITY / COUNTY	Colorado Springs / El Paso

### TRAFFIC COUNTS

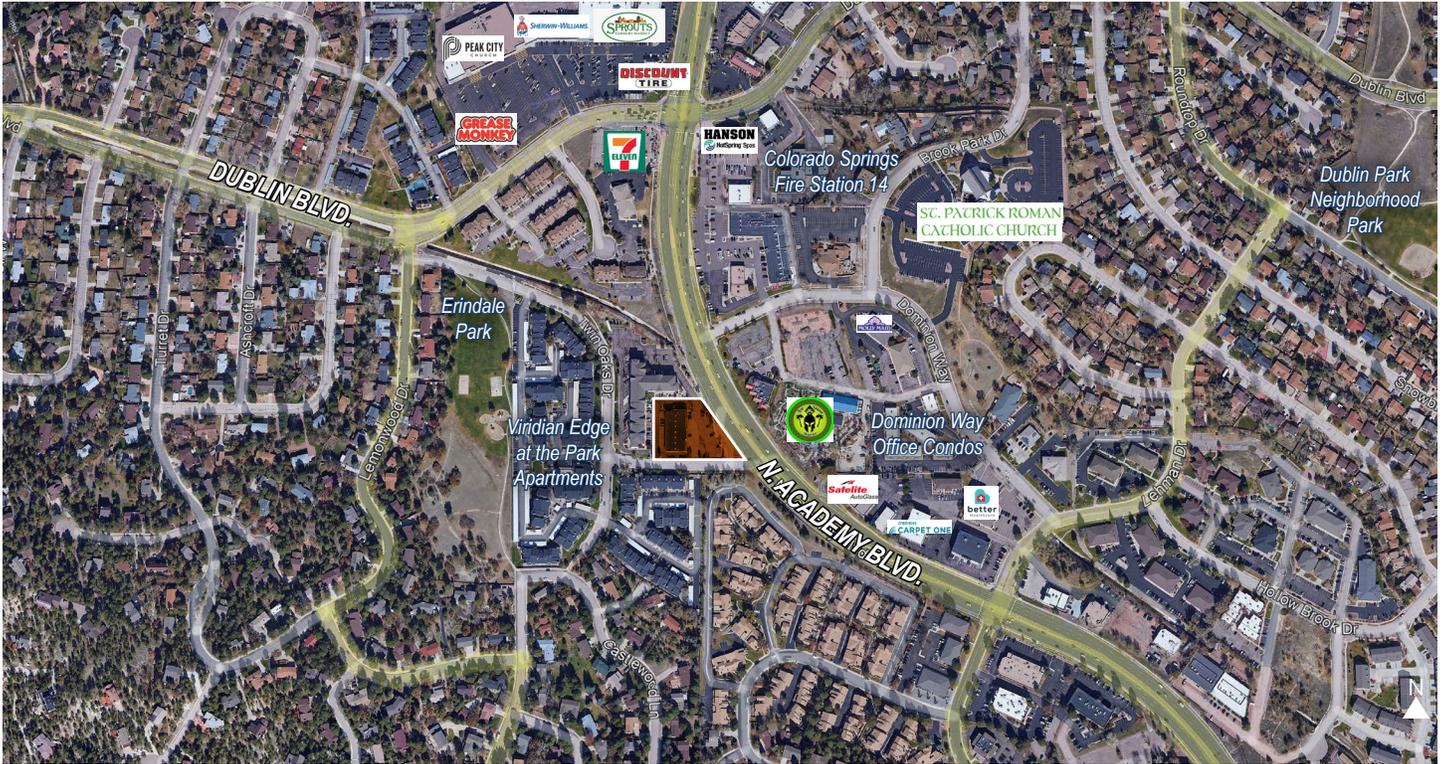
#### Vehicles Per Day (VPD)

Approx. 141,000 VPD along I-25 at E. Woodmen Rd.

Approx. 47,000 VPD at N. Academy Blvd. & Dublin Blvd.

Approx. 16,000 VPD at Dublin Blvd. & Wall St.

SITE LOCATION



**TREVEY**  
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www.trevey.com  
303-841-1400

**NICK BEACH**  
V.P. Sales & Leasing  
nbeach@trevey.com  
C: 719-237-0880

**TOMMY DAHER**  
V.P. Sales & Leasing  
tommy@trevey.com  
C: 303-916-8231

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