

RETAIL FOR LEASE

SHOPS AT ACADEMY POINT

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



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Excellent Location with High Visibility
- Ideal Space for Fitness / Martial Arts / Dance Studio
- Tall Open Ceilings
- Building & Monument Signage Available
- 157' of Frontage Along Academy Boulevard
- 5 Minutes to I-25, 15 Minutes to Downtown Colorado Springs, and 25 Minutes to Colorado Springs Airport

PROPERTY DETAILS

AVAILABLE	±4,240 SF
LEASE RATE	\$14.00 / SF NNN
CAM	\$4.50 / SF
BUILDING SIZE	9,719 SF
Y.O.C.	2006
CITY / COUNTY	Colorado Springs / El Paso

2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	43,972	18,006	\$91,301
5 Mile	245,105	96,926	\$98,012
10 Mile	538,252	212,664	\$91,696

TRAFFIC COUNTS

Average

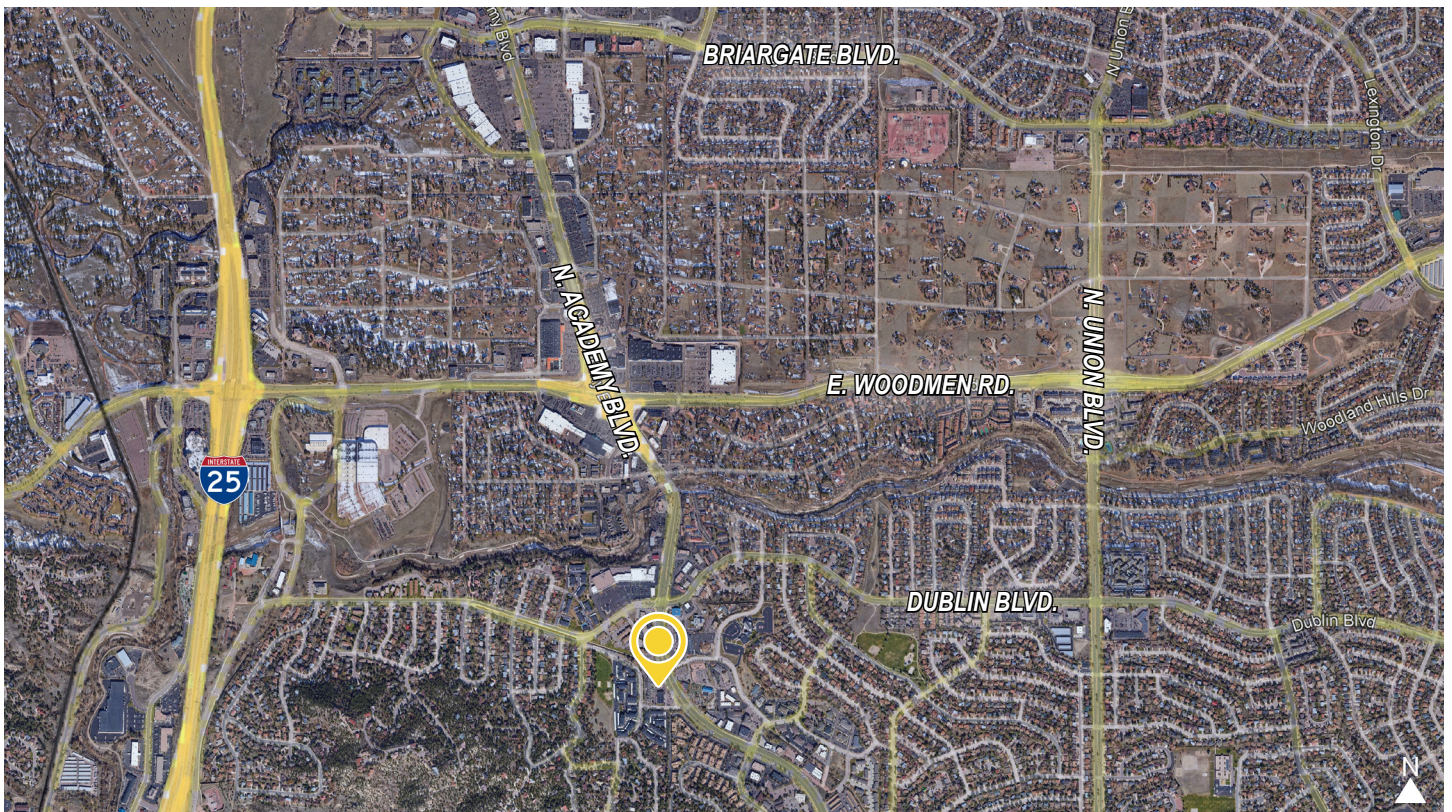
- Approx. 141,000 VPD along I-25 at E. Woodmen Rd.
- Approx. 47,000 VPD at N. Academy Blvd. & Dublin Blvd.
- Approx. 16,000 VPD at Dublin Blvd. & Wall St.

TREVEY COMMERCIAL
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Parker, Colorado 80134
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SITE AERIAL



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