

FOR LEASE

Woodmen Valley

6902-6988 NORTH ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80920

RETAIL



SPACE AVAILABLE

CENTRAL ACADEMY LOCATION

- + Highly visible central Academy Boulevard/Woodmen Road location, right at the crossroad of the area's main shopping district
- + Anchored by King Soopers and Hobby Lobby
- + Several suites and a large freestanding out building are available
- + Busy shopping plaza with three entrance/exit points and stunning mountain views

2019 Estimated Demographics

	1 mile	3 miles	5 miles
Population	9,571	87,595	224,456
Average Household Income	\$80,181	\$96,354	\$95,256
Households	4,076	34,780	88,369

Traffic Counts

North Academy Boulevard at East Woodmen Road	51,184 VPD
North Academy Boulevard at Dublin Boulevard	52,513 VPD

Property Details

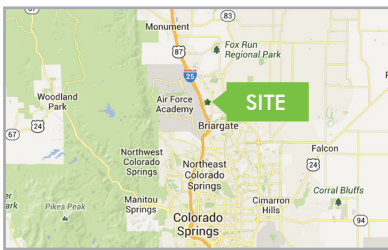
NNN (Est.)	\$3.44/SF
Base Rent	\$18.00-\$22.00/SF

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CONTACT

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#	Tenant	SF	#	Tenant	SF
6902	Scales 'N Tails		6938	Hong Kong Restaurant	
6904	Sign of the Rose Florist		6940	Blitz 45	
6906	100% Chiropractic		6942	Reggae Pot Xpress	
6908	Stone International		6944	AVAILABLE	1,280
6910	The Art of Fadez		6946	AVAILABLE	1,266
6912	UBreakiFix (UBIF)		6946-A	Once Upon a Child	
6920	Cosmoprof		6948	Clothes Mentor	
6922	All Veterans		6950	Hobby Lobby	
6930	King Soopers		6964	AVAILABLE	2,335
6932	Crown Wine & Liquor		6974	WV Dry Cleaners	
6934	WV Shoe Repair		6982	AVAILABLE	3,722
6936	AVAILABLE	640			

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