

# 825 E. Citadel Dr.

Colorado Springs, CO



TWO-STORY BUILDING FOR  
LEASE/SALE



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# 825 E. Citadel Dr.

**LOCATION:**

Academy Blvd. and Galley Rd.

**RENTABLE BUILDING AREA:**

13,652 SF

**LEVELS:**

2

**AVAILABLE SPACE:**

1st Floor: Approx. 1,822 RSF

2nd Floor: Approx. 3,118 RSF

**LEASE RATE / SALE PRICE:**

Call Broker

**EXPENSES:**

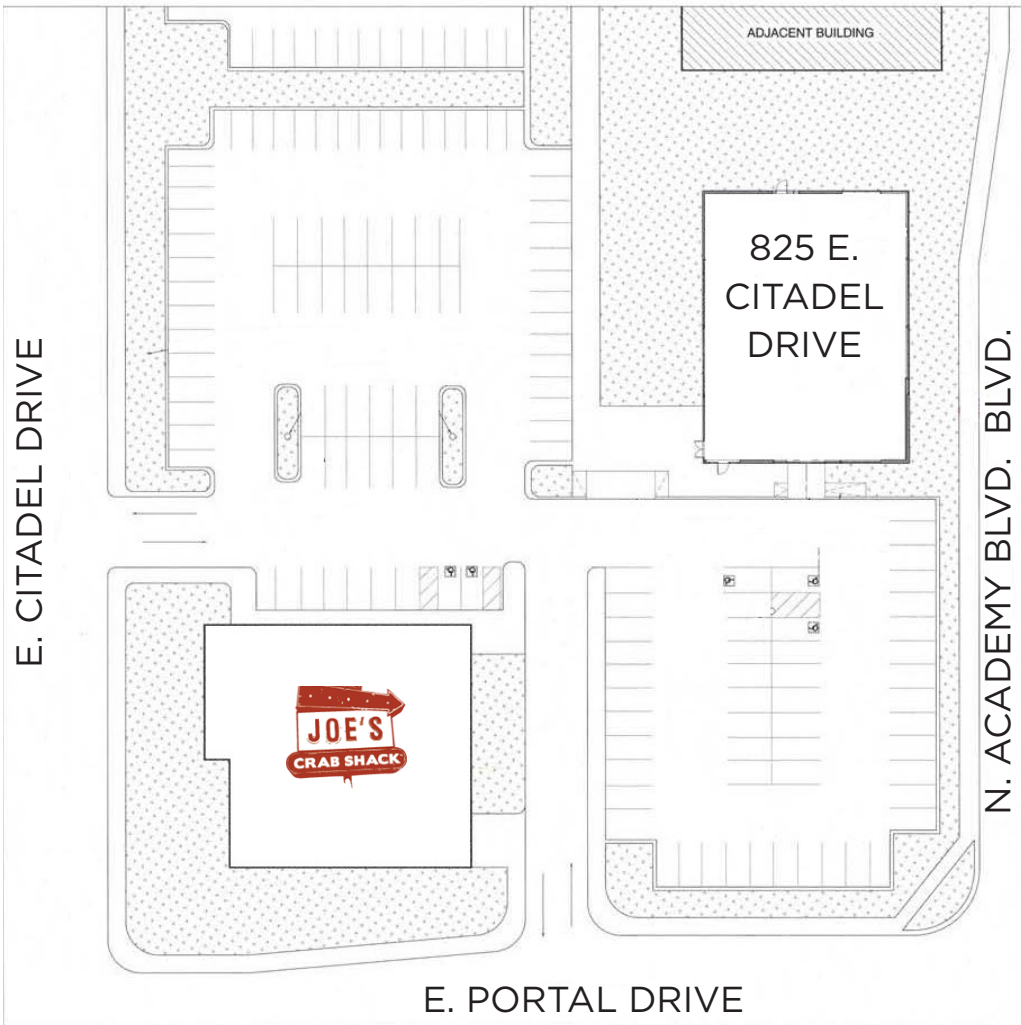
Approx. \$8.25 /SF

**PARKING:**

5.00/1,000 SF

**TENANT FINISH:**

Negotiable



## SITE PLAN



## 1st Floor



### **BUILDING FEATURES:**

- Designated Opportunity Zone
- New long term lease with FedEx
- Strong visibility and access from Academy Blvd
- Second floor serviced by elevator
- Building signage opportunities
- Newly remodeled entrance
- Close proximity to retailers and restaurants

## 2nd Floor





30+ restaurants within a 2 mile radius

12 minutes to I-25

8 minutes to COS Airport

Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	17,985	126,644	283,264
Pop Growth 2020-2025:	8.40%	7.56%	7.39%
Households			
2020 Total Households:	7,184	53,089	115,011
HH Growth 2020-2025:	8.28%	7.48%	7.37%
Median Household Inc:	\$35,219	\$47,127	\$52,451
Housing			
Median Home Value:	\$184,336	\$216,750	\$233,757

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