

1316 N ACADEMY BLVD

For Lease or Sale

DO NOT DISTURB TENANTS

SHOWING BY APPOINTMENT ONLY



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**Colorado Springs
Commercial**

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BUILDING SIZE

9,728 SF

NUMBER OF FLOORS

2

CONSTRUCTION

Masonry

LAND SIZE

0.89 AC

PARKING

62 Spaces (6.37/1,000 SF)

Y.O.C.

1970

ZONING

OC (City of Colorado Springs)

TAXES (2018)

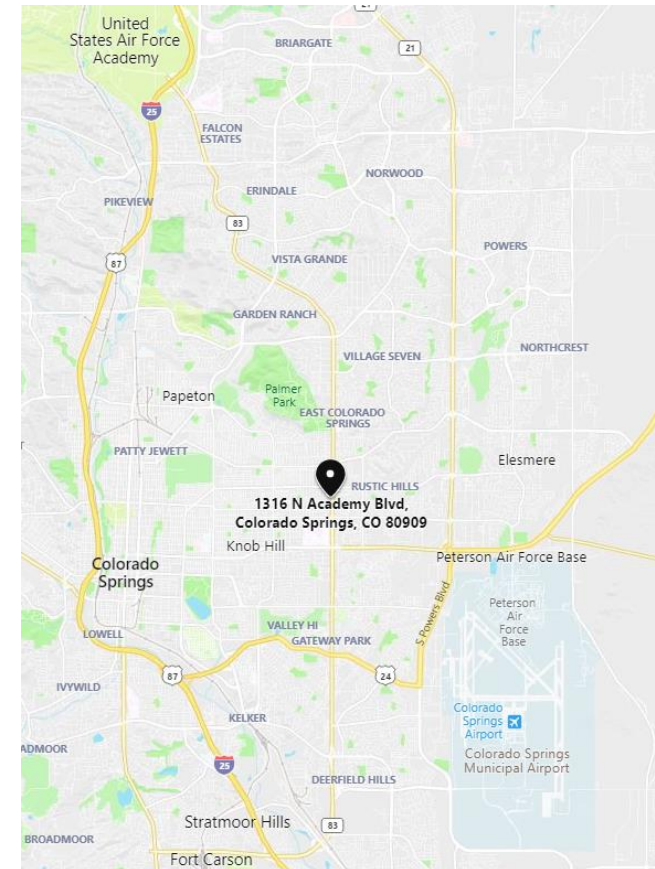
\$9,972.40

SALE PRICE

\$725,000

LEASE RATES

Please call Broker



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNT

1 Mile

15,851

\$56,107

3 Miles

121,280

\$57,991

5 Miles

289,199

\$65,068

43,247 v.p.d.

N. Academy Blvd.

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- High Visibility
- High Traffic Count
- High Number of Nearby Households
- Convenient Parking
- Central Colorado Springs Location
- Nearby Amenities Including Retail, Hotel, and Banking
- Business Friendly Zoning

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NEIGHBORHOOD RETAIL MAP



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