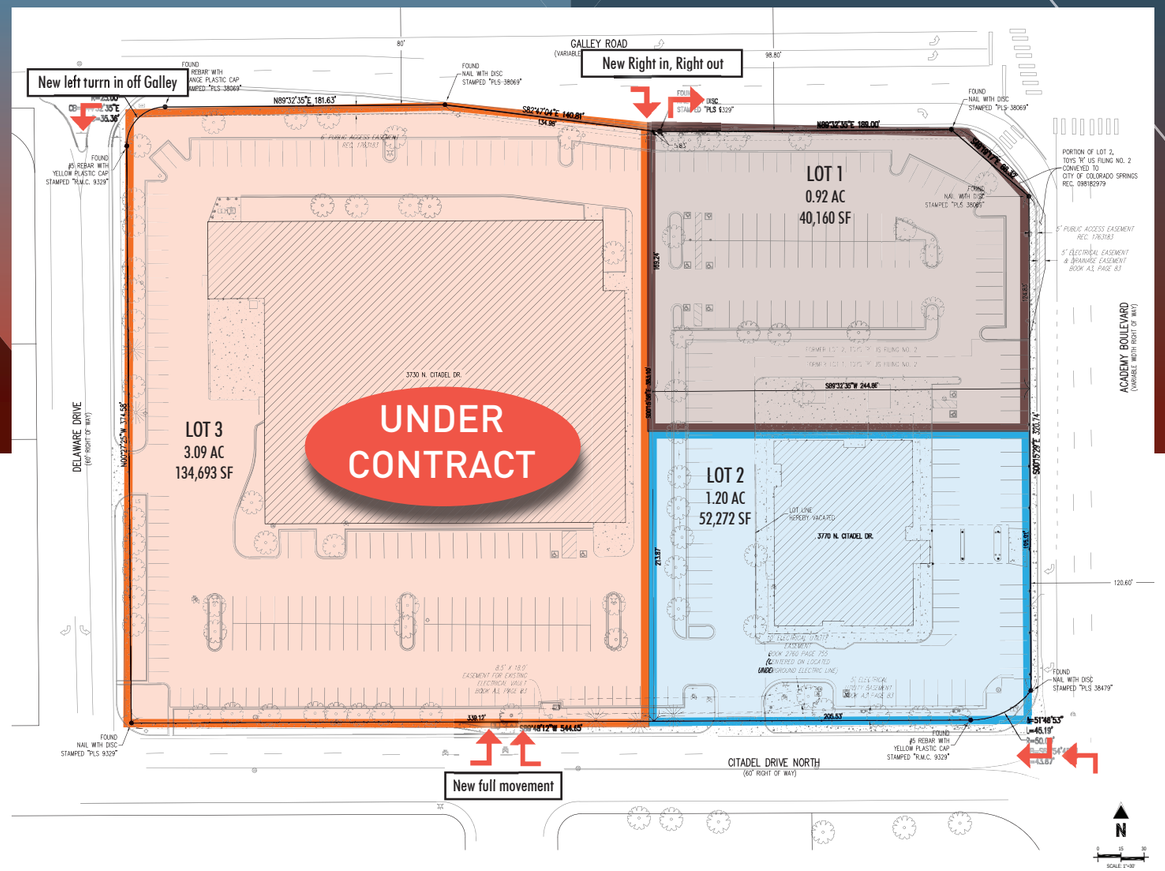
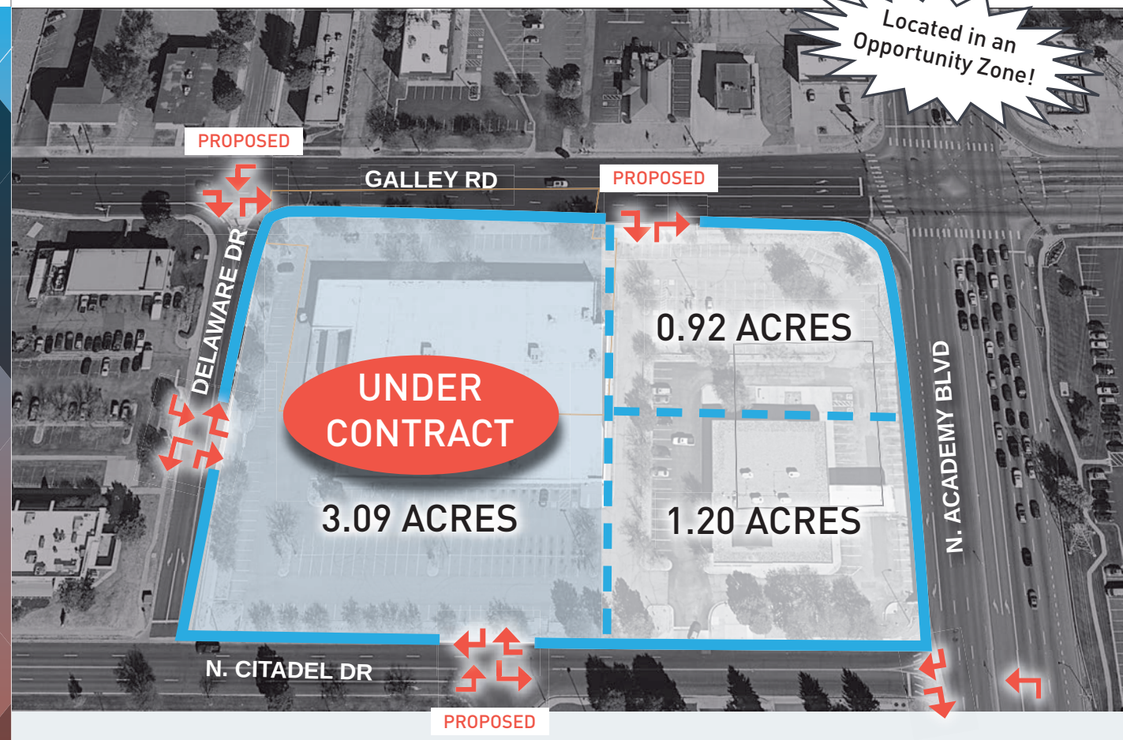


REDEVELOPMENT

Pad Sites for Ground Lease or Sale

FOR SALE OR LEASE

3770 & 3730 N. Citadel Drive, Colorado Springs, CO 80909



Pad Sales • Ground Lease • Build-to-Suit • Lease

Pricing

3.09 Acre Pad	Under Contract
0.92 & 1.20 Acre Pads	Call Broker

- Redevelopment opportunity at this highly visible location!
- Up to 2.12 Acres on SWC of Galley Road and N. Academy Boulevard
- **3.09 Acre Pad:** Under Contract
- **0.92 Acre Pad:** Call Broker
- **1.20 Acre Pad:** Call Broker

Citadel Mall and Citadel Crossing are located right across the street with many national and regional retail tenants and restaurants nearby.

This busy location has become a dual shopping area in the heart of Colorado Springs.

Convenient to public transportation, with easy access to downtown, and walkable amenities.

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Trade Area

Convenient city center location

4.3 MILES
Downtown Colorado Springs

6.4 MILES
UC at Colorado Springs

9.2 MILES
US Air Force Academy

2.7 MILES
US Olympic Training Center

2019 Estimated Demographics

	1 mile	3 miles	5 miles
Population	16,507	120,817	276,092
Average Household Income	$51,068	$60,044	$65,893
Households	6,628	51,223	112,795
Average Home Value	$259,788	$281,527	$286,484

Traffic Counts

Citadel Dr and N Academy Blvd	44,816 VPD
Galley Rd and N Academy Blvd	18,820 VPD
E Platte Ave and N Academy Blvd	54,542 VPD