

FOR LEASE

8108 N. Academy Blvd.

COLORADO SPRINGS, CO 80918

RETAIL

NEWLY REMODELED!



SPACE FOR LEASE

Great opportunity to lease a freestanding building on one of the busiest shopping corridors in Colorado Springs.

- + Newly remodeled including HVAC, roof, plumbing, ceiling and electrical.
- + Heavily traveled road with great visibility just off I-25 at Kelly Johnson/Voyager. Across from US Air Force Academy and next to The Academy Hotel.
- + Area is full of restaurants, hotels, plenty of shopping, and The Chapel Hills Mall/Carmike Theater.

2016 Estimated Demographics

	1 mile	3 miles	5 miles
Population	3,253	61,225	165,161
Average Household Income	\$70,581	\$96,119	\$95,453
Households	1,502	23,973	63,365

Traffic Counts

North Academy at Voyager Parkway	47,365 (2015)
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Property Details

Building Size	3,556 SF
Lease Rate	\$12.00-\$35.00/PSF
NNN (Est)	\$2.81/PSF

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CONTACT

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