



FOR LEASE

# FREESTANDING BUILDING 8108 N. ACADEMY BLVD.

COLORADO SPRINGS, CO 80918

## DON'T MISS THIS

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 and 13-screen AMC Theater

## PROPERTY DETAILS

BUILDING SIZE:	3,556 SF Available 12/01/20
LEASE RATE:	\$12.00-\$35.00/PSF
NNN (Est.):	\$2.81/PSF

## 2020 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,096	68,558	184,933
HOUSEHOLDS	2,213	26,792	70,952
AVERAGE HOUSEHOLD INCOME	\$95,970	\$106,648	\$105,499





**2020 TRAFFIC COUNTS**

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N ACADEMY AT VOYAGER PKWY	47,365 VPD
N ACADEMY AT JAMBOREE DR	43,988 VPD



**CONTACT US**

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