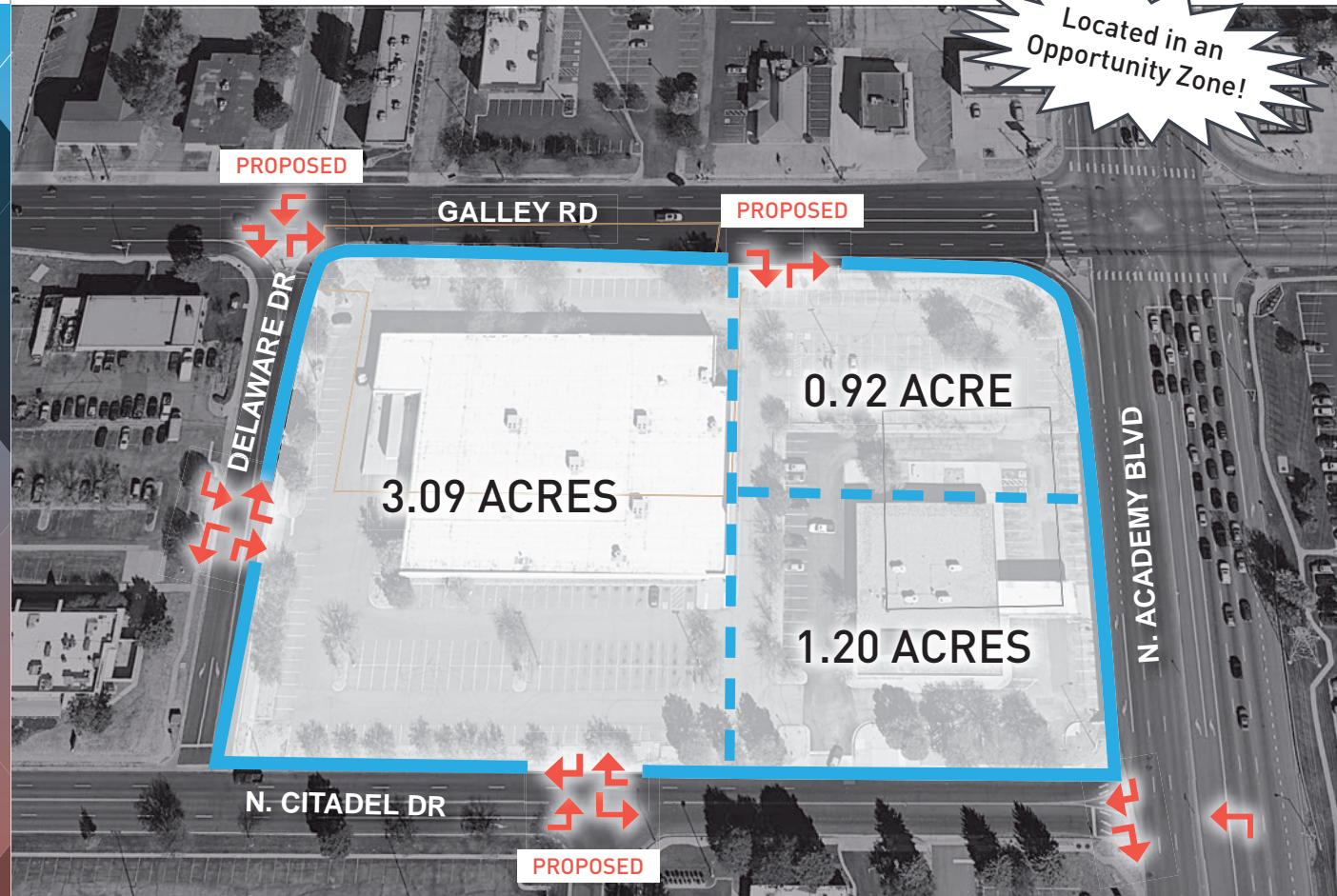


FOR SALE  
OR LEASE

# REDEVELOPMENT Pad Sites for Ground Lease or Sale

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

Located in an  
Opportunity Zone!



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

**Pricing**

3.09 Acre Pad	\$2,119,500
0.92 & 1.20 Acre Pads	Call Broker

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

- Redevelopment opportunity at this highly visible location!
- Up to 5.21 Acres on SWC of Galley Road and N. Academy Boulevard
- Existing 47,100 SF building
- **3.09 Acre Pad:** \$2,119,500  
**0.92 & 1.20 Acre Pads:** 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.



# 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