JUNIOR ANCHOR AVAILABLE

At Home - Colorado Springs

PLATTE AVENUE & NORTH ACADEMY BOULEVARD | COLORADO SPRINGS, COLORADO

INFORMATION

- 28,949 SF Jr. Anchor Available for Lease
- Adjacent to At Home and Conn's
- Located near the Citadel Mall

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	16,934	114,862	257,520
Avg Household Inc	$38,312	$48,332	$53,878
Employees	10,762	61,887	159,601
Businesses	1,103	5,314	13,751

Demographics Source: Applied Geographic Solutions 2013

TRAFFIC COUNTS

On Platte Ave. west of Academy Blvd.	34,091 cars/day*
On Platte Ave. east of Academy Blvd.	22,683 cars/day*
On Academy Blvd. north of Platte Ave.	50,760 cars/day
On Academy Blvd. south of Platte Ave.	44,374 cars/day

*Source: *Google Earth 2010, Google Earth 2012*

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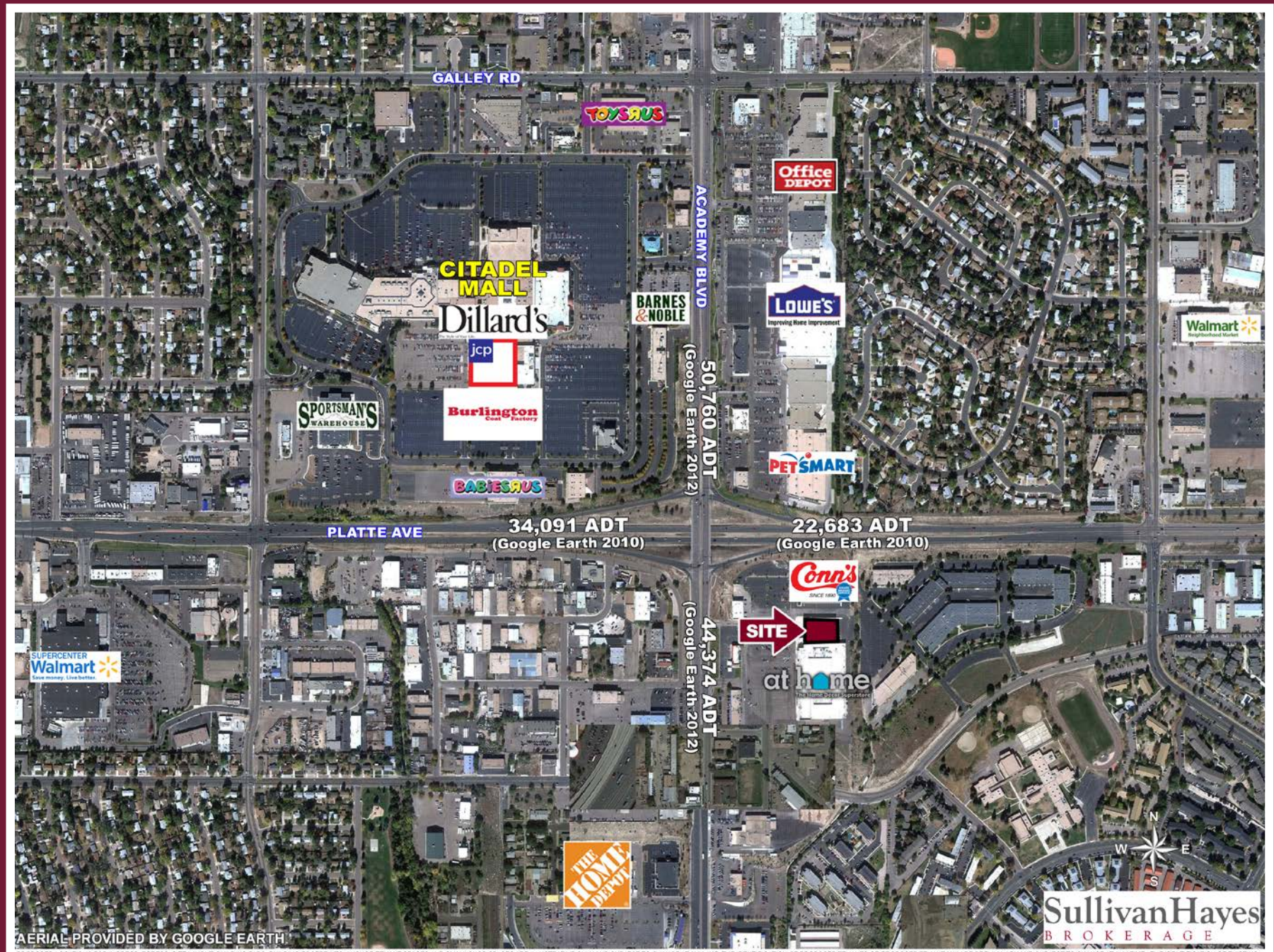
PLATTE AVE. & N. ACADEMY BLVD. | COLORADO SPRINGS, COLORADO



PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:\AERIALS\CO SPRINGS\PLATTE & ACADEMY_CLOSE_GE.PSD