



FOR LEASE

PARK PLACE PLAZA

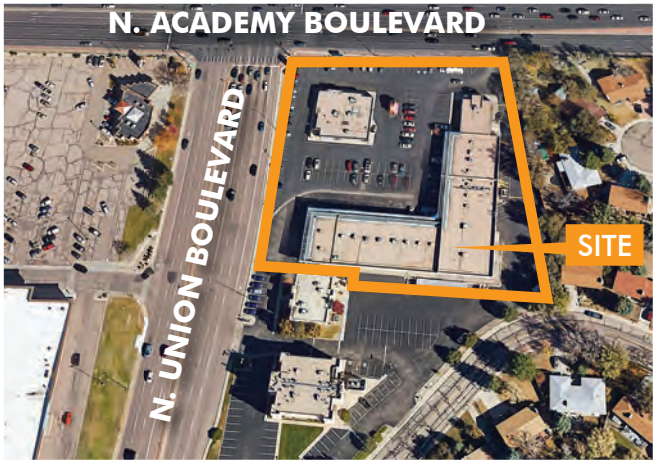
5002-5044 N. ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80918

2020 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	14,289	114,293	294,527
HOUSEHOLDS	5,803	46,992	117,684
AVERAGE HOUSEHOLD INCOME	\$82,453	\$81,566	\$86,943

2020 TRAFFIC COUNTS

N ACADEMY BLVD AT FLINTRIDGE DR	48,686 VPD
N ACADEMY BLVD AT N UNION BLVD	40,454 VPD



CONTACT

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BRAND NEW FAÇADE IS COMING SOON!

- This multi-tenant 36,000 SF neighborhood center is on the southwest corner of N. Academy Blvd. and N. Union Blvd.
- Landlord is in the process of updating the façade, exterior lighting and signage throughout property
- Highly visible intersection with heavy traffic flow in this popular retail shopping corridor
- Shadow anchored by Safeway and Target on the northwest corner and near many other national retailers, such as Big Lots, Chipotle Mexican Grill and Panda Express
- Direct route to I-25 via Union or Academy with panoramic mountain views
- Public bus stop conveniently located right out front of property for easy access



PROPERTY DETAILS

PARKING	150 free Surface Spaces are available; Ratio of 4.17/1,000 SF
FRONTAGE:	270' on N Academy Blvd 335' on Ranch Dr 288' on Union Blvd
LEASE RATE:	\$14.00/SF
NNN (Est.):	\$4.00/SF

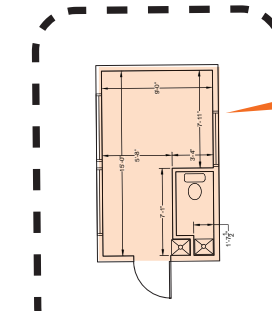




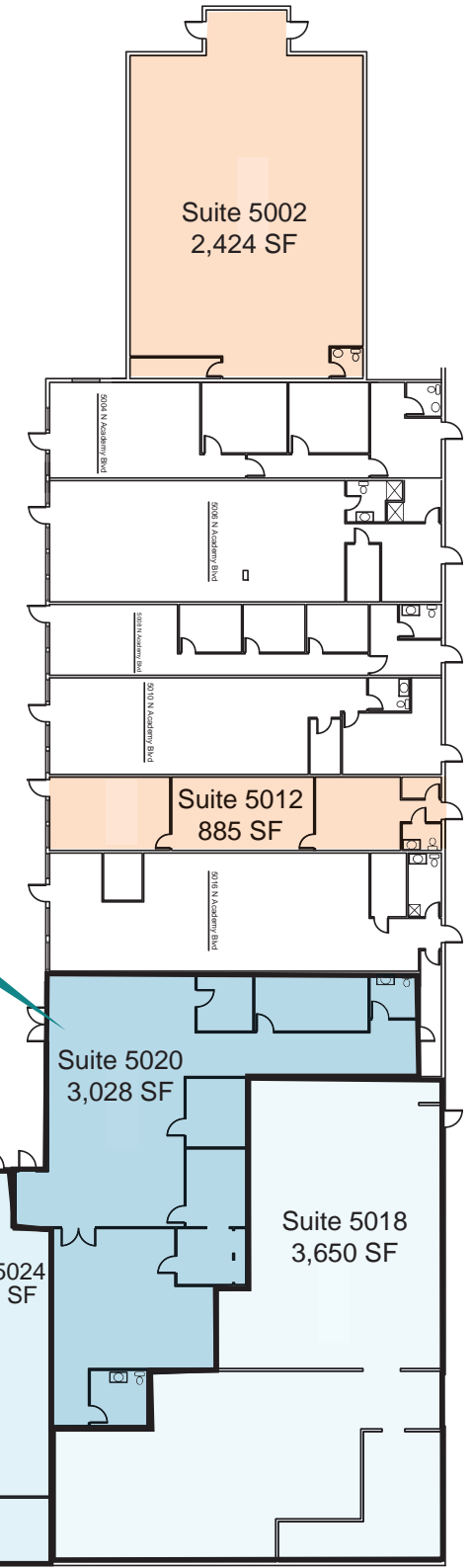
SPACE	SIZE
SUITE 5002	2,424 SF
SUITE 5012	885 SF
SUITE 5018	3,650 SF
SUITE 5020	3,028 SF
SUITE 5018 & 5020 (Can be reconfigured to one unit)	6,678 SF
SUITE 5018 & 5020 & 5024 (Can be reconfigured to one unit)	8,218 SF
SUITE 5024	1,540 SF
SUITE 5046 (Kiosk with Drive-Thru)	158 SF

PARK PLACE PLAZA

AVAILABLE SPACES



Suite 5046
158 SF
Kiosk with Drive-Thru



Suite 5002
2,424 SF

Suite 5012
885 SF

Suite 5020
3,028 SF

Suite 5018
3,650 SF

Suite 5024
1,540 SF

TENANT IDEAS

- Consignment
- ARC
- Insurance
- Financial
- Medical
- Coffee Roaster
- Tattoo
- Quasi Medical
- Showroom / Flooring
- CBD

Suite 5018 & 5020
Can be reconfigured to one unit
6,678 SF

Suite 5018 & 5020 & 5024
Can be reconfigured to one unit
8,218 SF

