

academy conoco

6740 N ACADEMY BOULEVARD | COLORADO SPRINGS



for sale

\$1,700,000

Sitting on highly trafficked N Academy Boulevard, this station sees high traffic counts and lots of foot traffic. Located between E Woodman Rd and Dublin Boulevard, and running parallel to main highway I-25, this station is perfectly situated to service commuters and locals alike.

property features

Convenience Store: 1,152 SF

Year Built: 1990

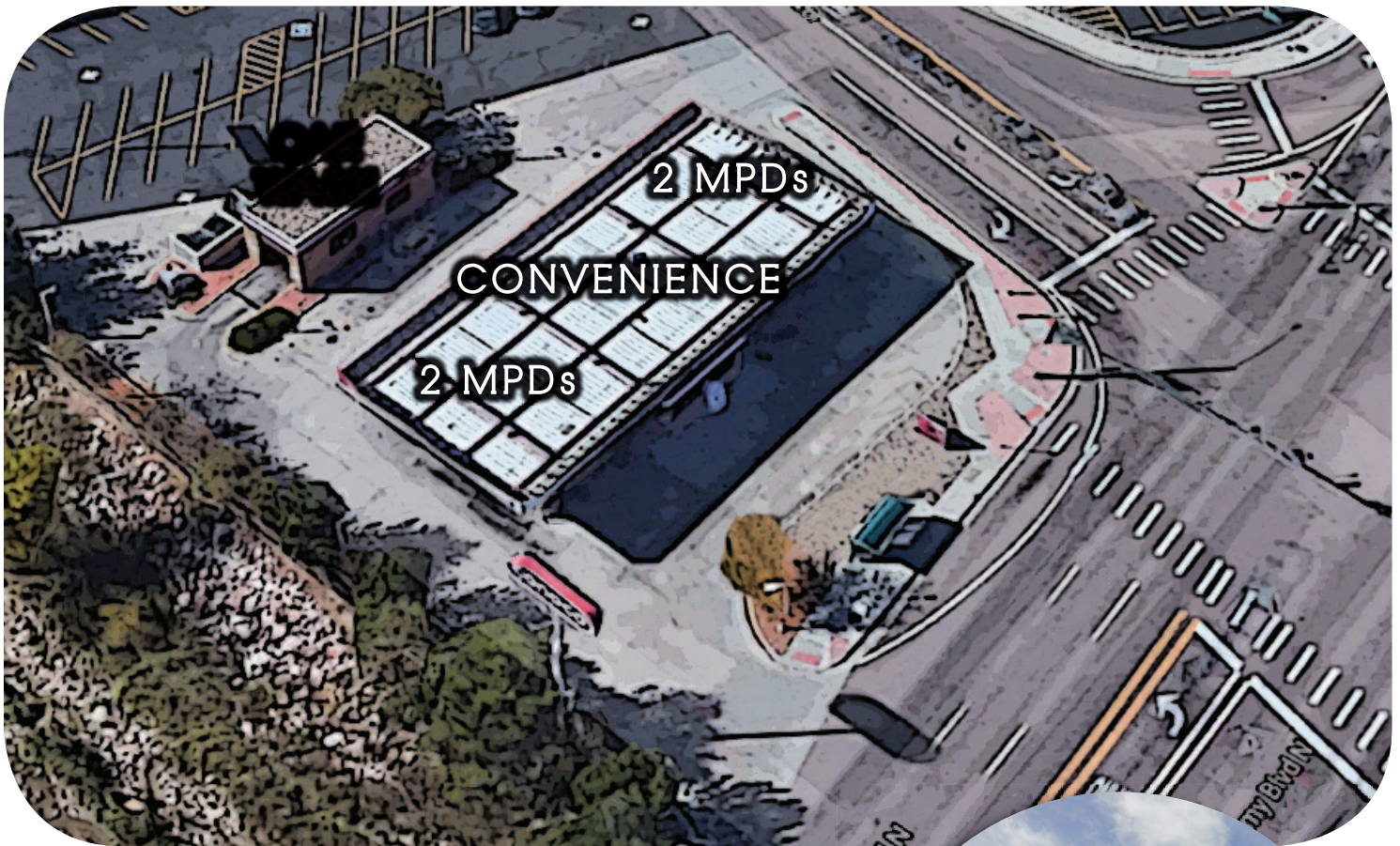
Parking: 10 Free Surface Spaces

MPDs: 4 Under Canopy

Signage: Building, Canopy, Pole

Branding: Conoco

property description



underground storage tanks

Total Storage Tanks: 3

Material: Fiberglass Reinforced Plastic

LLD: Mechanical



tank 1 | UNLEADED REGULAR

Capacity: 10,000 Gallons

Year Installed: 1990

tank 3 | UNLEADED PREMIUM

Capacity: 10,000 Gallons

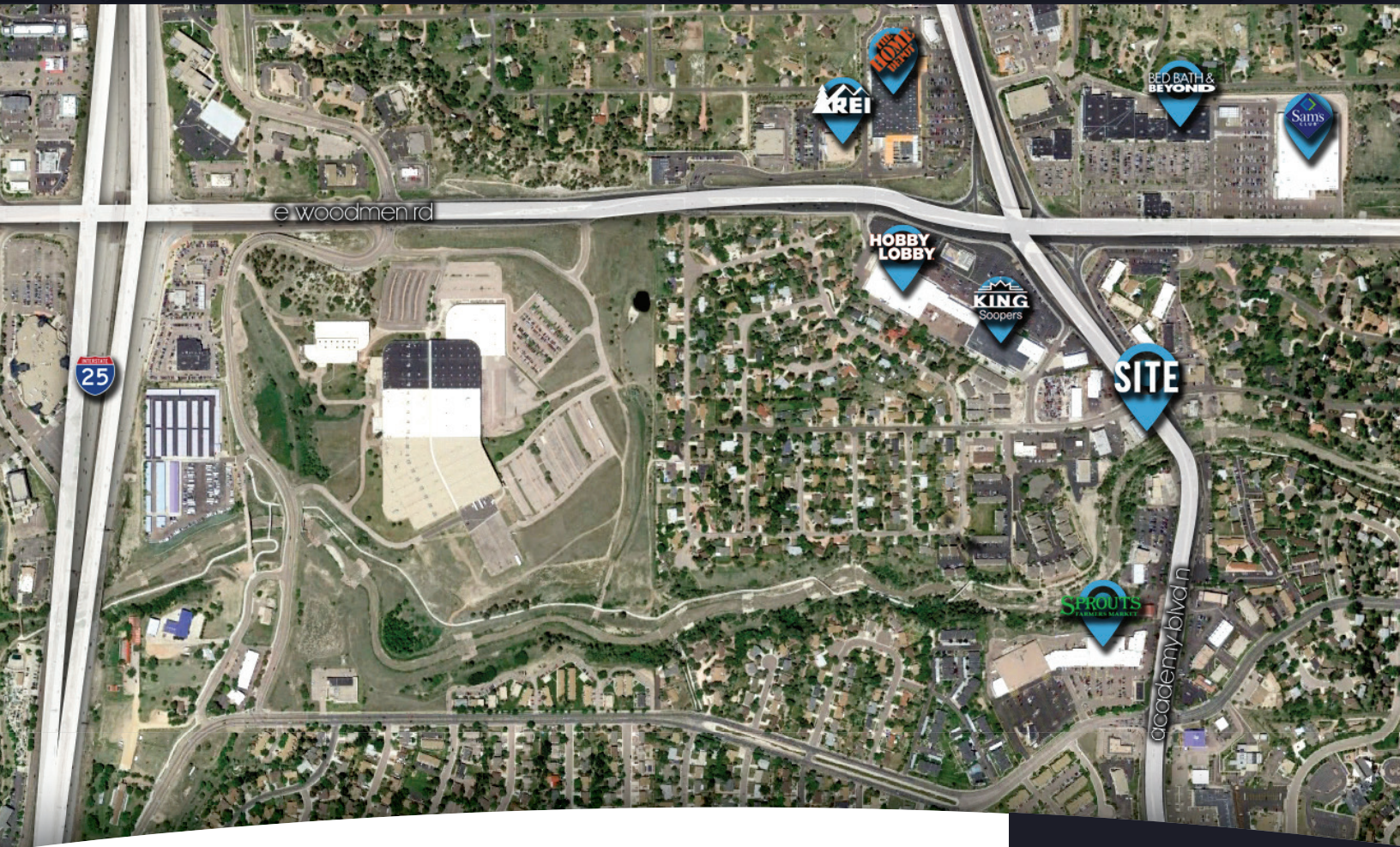
Year Installed: 1990

tank 2 | UNLEADED MID-GRADE

Capacity: 10,000 Gallons

Year Installed: 1990

location highlights



Colorado Springs lies near glacier-carved Pikes Peak, the Air Force Academy, Garden of the Gods park and more. Voted the #2 city for best place to live in the United States, population and commerce is booming.

demographics

	1 Mile	3 Miles	5 Miles
Population	10,094	91,103	224,909
Households	4,329	35,867	88,396
Average Household Income	\$79,248	\$93,437	\$90,267
Average Age	38.6	37.6	37.2

costar, 2018

traffic counts

Street	Cross Street	VPD
N Academy Boulevard	Brookwood Drive	36,900
State Highway 83	Brookwood Drive	50,000

costar, 2016



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