

FOR SALE OR LEASE

# Freestanding Building

5506 NORTH ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80918

RETAIL

ON NORTH ACADEMY BOULEVARD WITH DIRECT ACCESS



## FREESTANDING BUILDING

### AVAILABLE FOR SALE OR LEASE

- + 12,960 square foot freestanding building next door to Mike's Camera (formerly Kemper Galleries)
- + Facing Academy Boulevard between Montebello Drive and Saddle Drive, adjacent to Target and Safeway at Union Boulevard
- + Excellent visibility and high traffic in this centrally located busy shopping corridor
- + Large lot with ample parking available on both front and side of building
- + Right-In/Right-Out on Academy Boulevard



### Property Details

Sale Price	\$2,300,000
Lease Rate	\$12.00-\$14.00/PSF NNN
Space Available	Building: 12,960 SF Lot Size: 1.3 Acres

[www.cbre.com/coloradosprings](http://www.cbre.com/coloradosprings)

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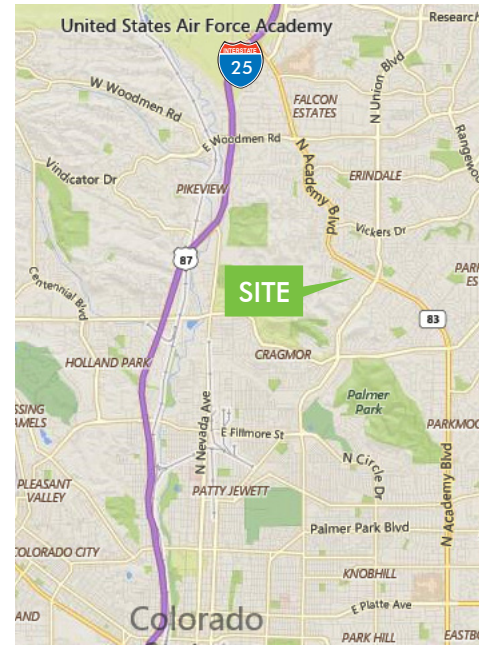
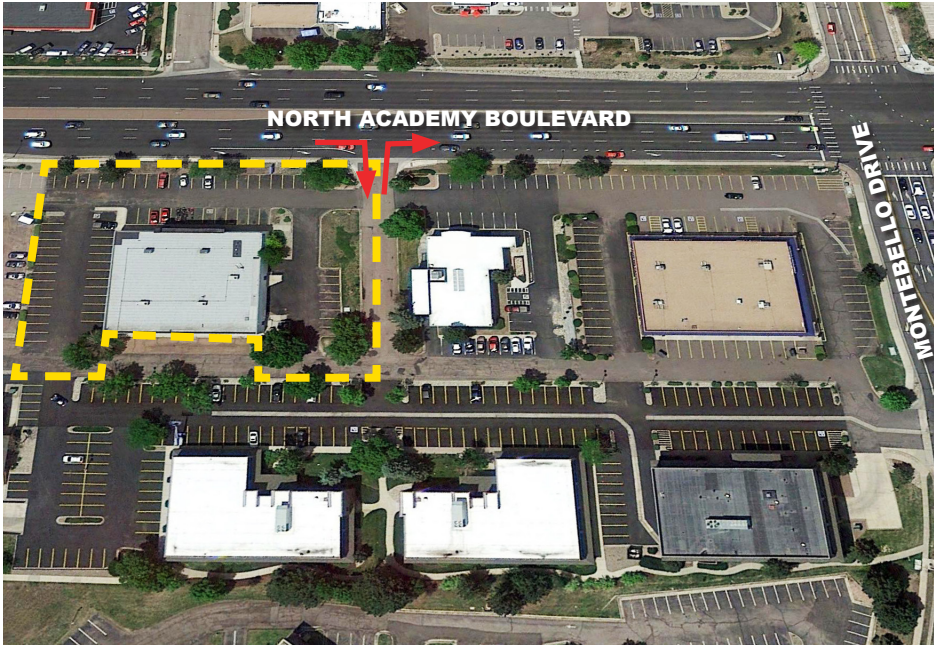
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## 2017 Estimated Demographics

	1 mile	3 miles	5 miles
Population	13,119	104,767	270,681
Average Household Income	\$81,798	\$78,529	\$85,129
Households	5,610	43,840	108,635

## Traffic Counts

N. Academy Boulevard at Montebello Drive	43,520 VPD
N. Academy Boulevard at N. Union Boulevard	45,293 VPD

## CONTACT US

### Patrick Kerscher

Senior Associate  
 +1 719 471 6045  
 patrick.kerscher@cbre.com

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