

FOR SALE



FOR SALE
SHOWROOM/WAREHOUSE

3975 N. ACADEMY BLVD, COLORADO SPRINGS, CO 80917



PROPERTY INFORMATION

- Price:** \$2,900,000.00 (\$116/SF)
- Tax Schedule No:** 6326307035
- Building Size:** 25,048/SF +/-
- Land Size:** 2.03/AC (88,426/SF +/-)
- Zoning:** C5 P UV
- OH Doors:** 3 Drive-In with loading dock access. (2) 9'x9', (1) 9'x7'
- Ceiling Height:** Showroom: 14' / Warehouse: 33'
- Power:** 800 AMPS
- Parking:** 100 Free Surface Spaces (3.99/1,000/SF)
- Year Built:** 1978
- Construction Type:** Block
- New Roof (2019) • Fresh Exterior Paint • Updated HVAC

Demographics			
	1 Mile	3 Mile	5 Mile
Population			
2019 Est. Population	18,609	128,197	302,509
Households			
2019 Est. HHs	8,349	52,308	122,699
2019 Est. Avg. HH Income	\$64,655	\$81,771	\$79,688
Drive Times			
	5 Min	10 Min	15 Min
2019 Est. Population	30,144	169,278	343,488
2019 Est. HHs	13,337	68,604	138,028
2019 Est. Avg HH Income	\$72,429	\$80,845	\$80,108

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc.

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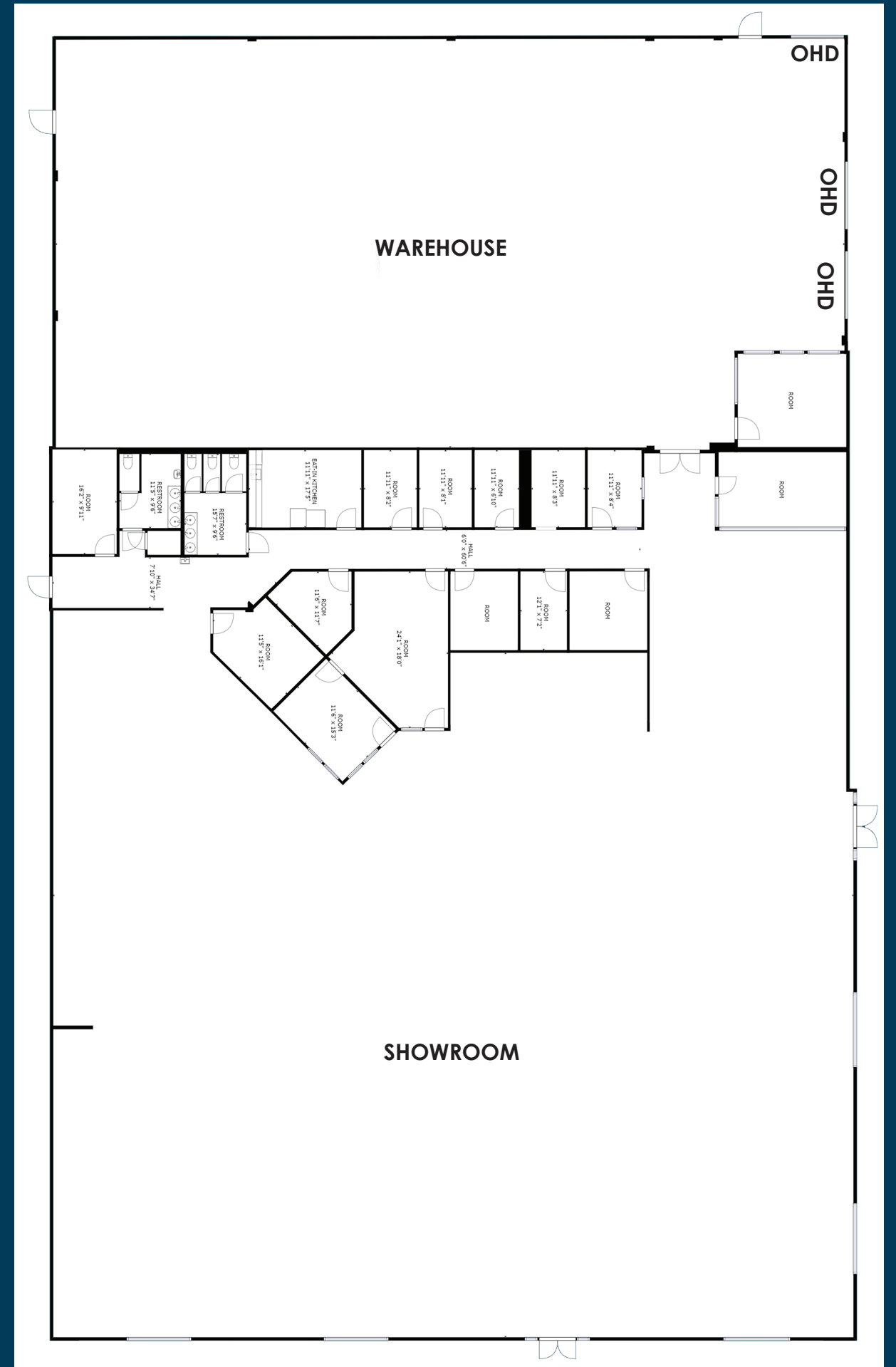
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