

FOR LEASE

ACADEMY TOWER PLAZA

201-239 N. Academy Boulevard, Colorado Springs, CO 80909



RETAIL SPACE

FOR LEASE ON GROUND FLOOR

Well-located center in the busiest part of central Academy Boulevard at Bijou Street, near the Citadel Mall shopping corridor. The north and south buildings have a total of 25,130 SF of retail space. Offering great street visibility, easy access to downtown, and majestic mountain views.

- \$9.00- \$12.00/SF (ground level)
- \$3.50/SF NNN est.

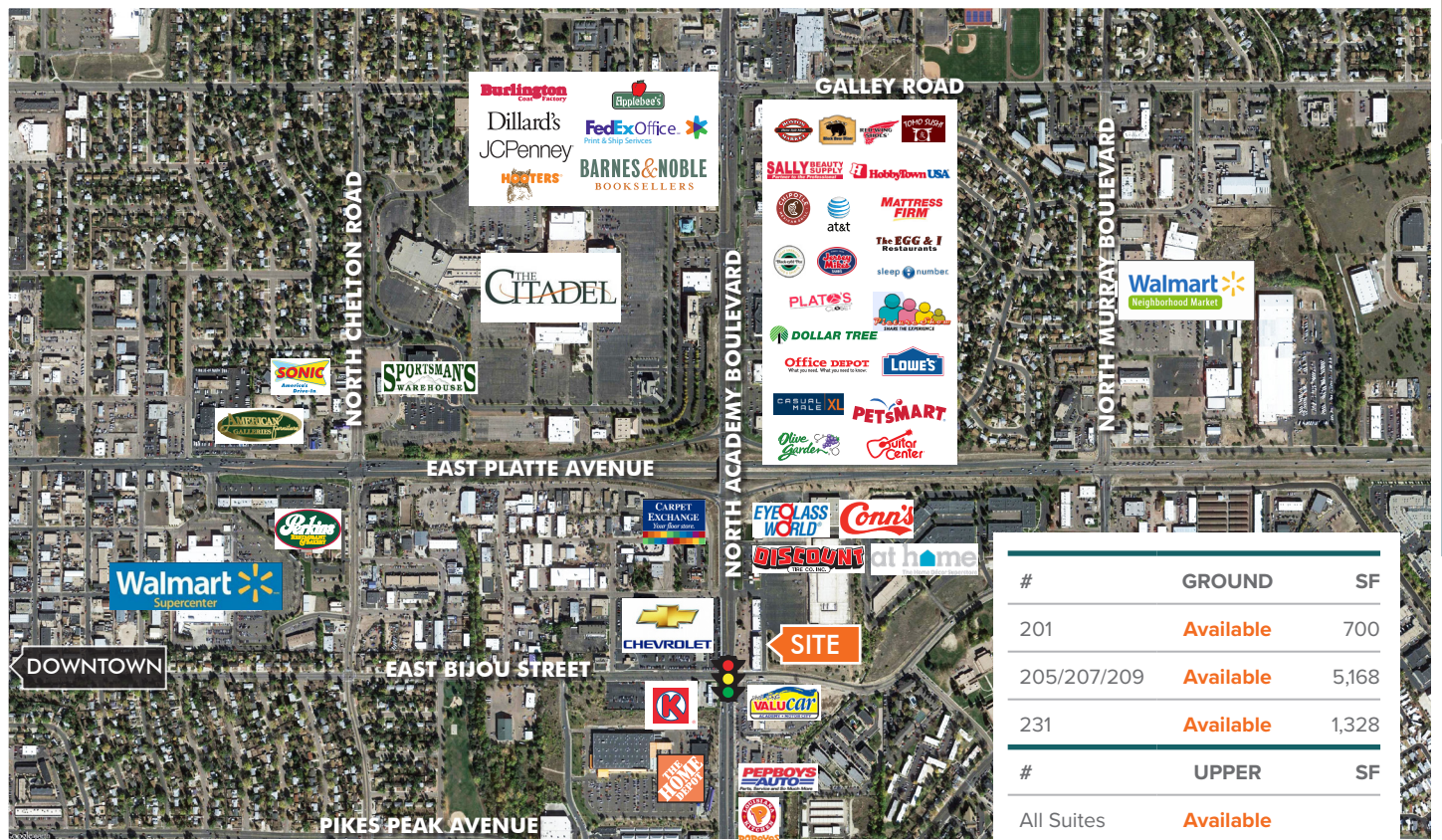
2021 ESTIMATED DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|--------------------------|----------|----------|----------|
| Population | 18,671 | 119,058 | 267,787 |
| Average Household Income | \$48,327 | \$58,755 | \$65,596 |
| Households | 7,319 | 49,190 | 109,577 |

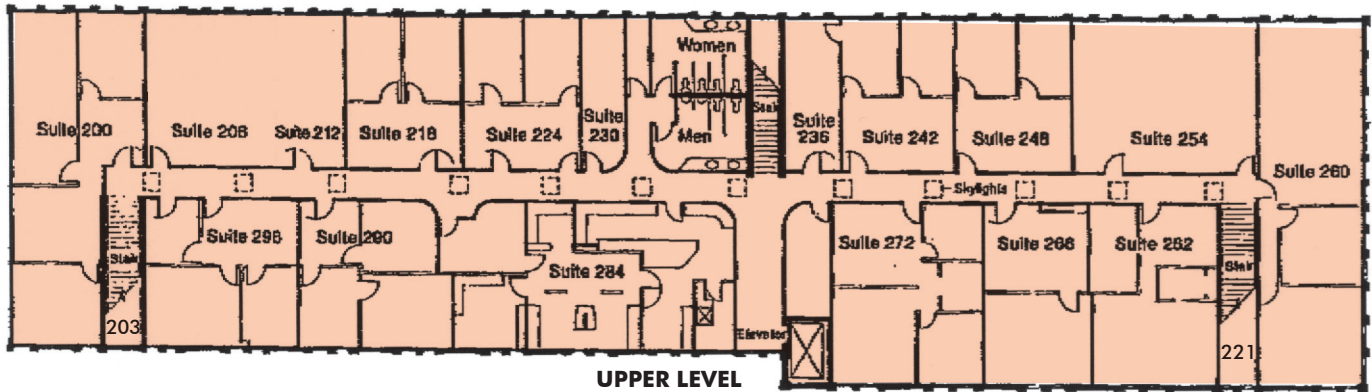
TRAFFIC COUNTS

| | |
|---|------------|
| North Academy Boulevard at East Bijou Street | 49,410 VPD |
| North Academy Boulevard at East Platte Avenue | 44,816 VPD |





| # | GROUND | SF |
|-------------|-----------|-------|
| 201 | Available | 700 |
| 205/207/209 | Available | 5,168 |
| 231 | Available | 1,328 |
| # | UPPER | SF |
| All Suites | Available | |



UPPER LEVEL

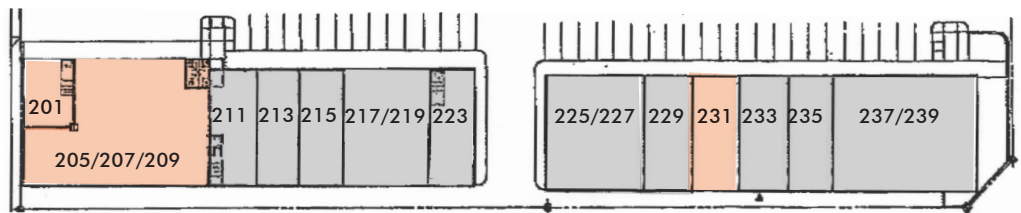
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GROUND LEVEL

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