

1.72 ACRES FOR SALE

# S. Academy & Hancock Expy.

3002, 3008 S. ACADEMY BOULEVARD AND 3075 BOYCHUK AVENUE  
COLORADO SPRINGS, CO 80916

RETAIL



### Traffic Counts

Hancock Expressway and S. Academy Boulevard	20,177 VPD (2015)
Hancock Expressway and Boychuk Avenue	23,490 VPD (2015)
S. Academy Boulevard and Boychuk Avenue	34,462 VPD (2015)

### 2018 Estimated Demographics

	1 mile	3 miles	5 miles
Population	12,840	96,683	204,518
Average Household Income	\$56,832	\$59,007	\$62,650
Households	4,556	35,605	78,920

### CONTACT

#### Whitney Johnson

Associate Broker  
+1 719 471 6079  
whitney.johnson@cbre.com

#### Patrick Kerscher

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

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

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



1.72 ACRES FOR SALE

# S. Academy & Hancock Expy.

3002, 3008 S. ACADEMY BOULEVARD AND 3075 BOYCHUK AVENUE  
COLORADO SPRINGS, CO 80916

RETAIL

EXCELLENT REDEVELOPMENT OPPORTUNITY!



## 1.72 ACRES FOR SALE

### CORNER S. ACADEMY BOULEVARD AND HANCOCK EXPRESSWAY

- + Excellent redevelopment opportunity on heavily traveled, highly visible corner
- + This intersection is the major artery on the south side of town leading to I-25 to the west and the Colorado Springs Airport to the east
- + Property consists of 1.72 acres of land which includes parking lot surrounding two freestanding buildings and an undeveloped dirt lot
- + New right-in/right-out access planned on Hancock Expressway and the ramp connection to S. Academy Boulevard is to be eliminated

### Property Details

Price	\$1,500,000.00
Total Land Size	75,126.60 SF / 1.72 Acres
Land Type	Land – Commercial Hard Corner
Zoning	PBC (Planned Business Center) AO (Airport Overlay)



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



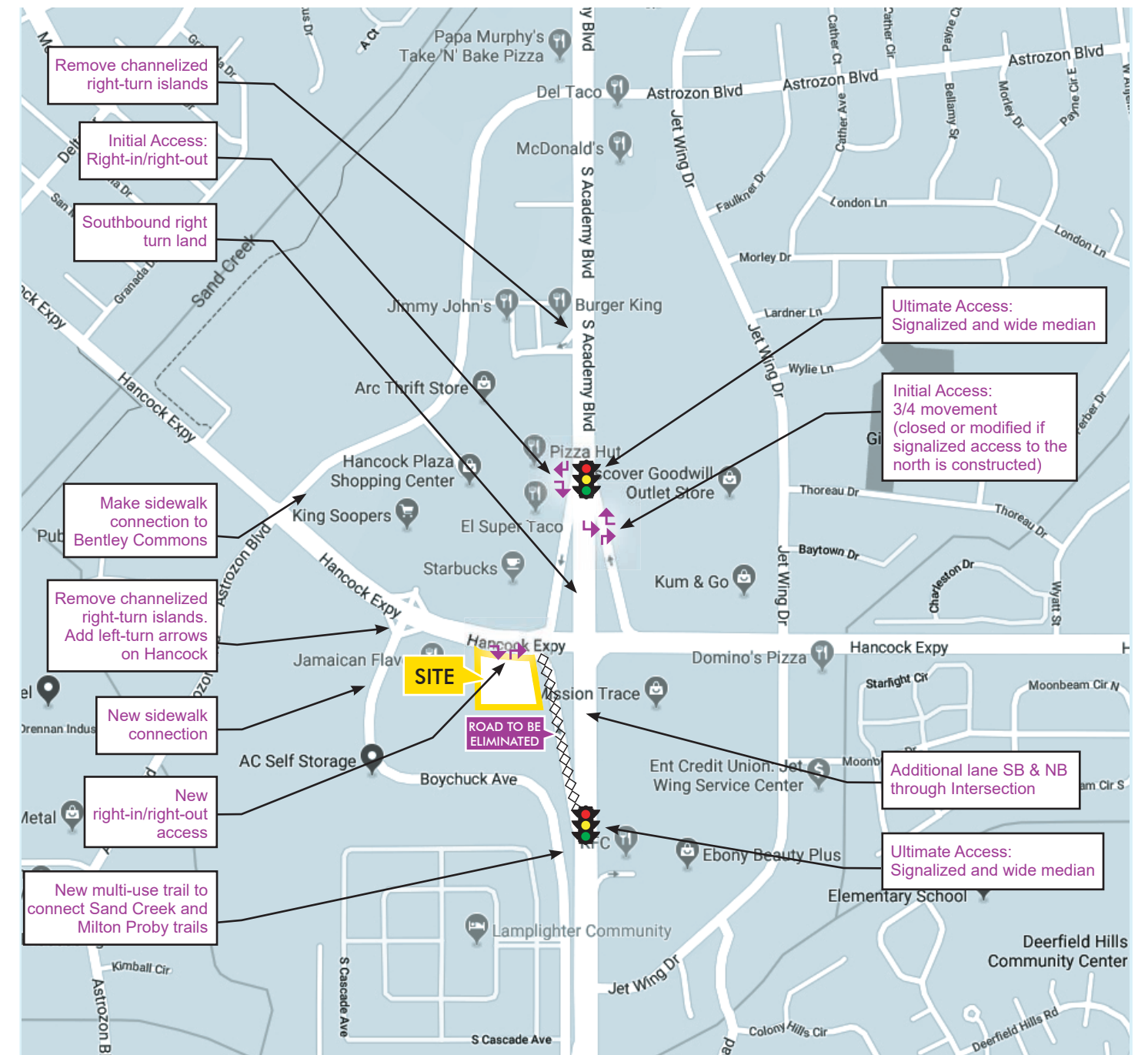
1.72 ACRES FOR SALE

# S. Academy & Hancock Expy.

RETAIL



## RECOMMENDED PREFERRED TRAFFIC ALTERNATIVES COLORADO SPRINGS PLANNING AND ENVIRONMENTAL, STUDY AND DESIGN



Department of Transportation recommended improvement of access off of major arterials.