

FOR SALE

Redevelopment Opportunity

5760 NORTH ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80918

RETAIL

EXISTING RESTAURANT BUILDING



HARD CORNER FULL MOVEMENT INTERSECTION

AVAILABLE FOR SALE

- + 13,796 square foot freestanding restaurant building in prime location
- + 1.76 acres on hard corner of Academy Boulevard and Vickers Drive
- + Excellent visibility and high traffic in this centrally located busy shopping corridor
- + **Zoning:** PBC/CR HS
- + **Frontage:** 172' on Academy Boulevard
141' on Saxon Lane
147' on Vickers Drive

Property Details

Price	\$1,950,000.00
Space Available	Building: 13,796 SF Lot Size: 1.76 Acres

2017 Estimated Demographics

	1 mile	3 miles	5 miles
Population	13,096	99,175	254,944
Average Household Income	\$81,331	\$82,999	\$88,080
Households	5,543	40,860	101,899

Traffic Counts

N. Academy Boulevard at Vickers Drive	47,600 VPD
N. Academy Boulevard at Montebello Drive	43,520 VPD

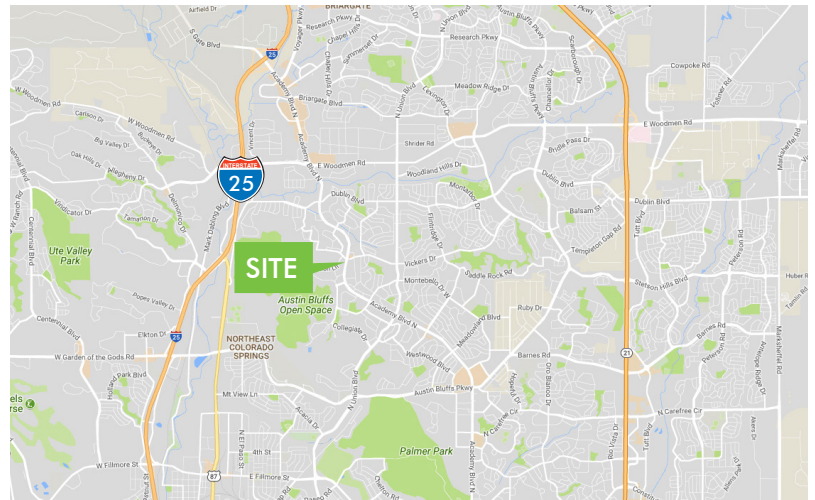
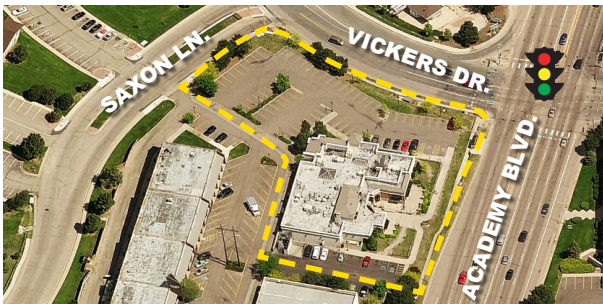
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CONTACT US

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