



## PROPERTY FEATURES

Located near the intersection of Academy Blvd and Lehman Drive, this 1.85 Acre lot provides great visibility to academy Blvd. Zoned PBC (Planned Business Center) the site is well-suited for an office building up to 25,000 SF in size. The lot is currently paved and a previous building plan for a 20,000 SF building is available. Property is priced for quick sale.

## PROPERTY INFORMATION

<b>LOT SIZE</b>	80,586 SF (1.85 Acres)
<b>TAX ID NUMBER</b>	6316215014
<b>ZONING</b>	PBC (Planned Business Center)
<b>PURCHASE PRICE</b>	\$150,000

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	14,999	100,688	248,989
<b>AVG. HH INCOME</b>	\$76,695	\$80,946	\$84,880
<b>TRAFFIC COUNTS</b>	48,857 vpd		

For more information, please contact:

**Aaron Horn**  
**Managing Director**  
 +1 719 418 4070  
[ahorn@coscommercial.com](mailto:ahorn@coscommercial.com)

2 N. Cascade Avenue, Suite 720  
 Colorado Springs, CO 80903  
 phone: +1 719 634 1500  
[coscommercial.com](http://coscommercial.com)