



**LOCATED NEXT TO
BUSY HARBOR
FREIGHT TOOLS!**

PROPERTY FEATURES:

This 6,612 SF retail space is located at the highly trafficked intersection of N. Academy Blvd. & Woodmen Rd. This growing retail corridor boasts excellent demographics and has high income potential.

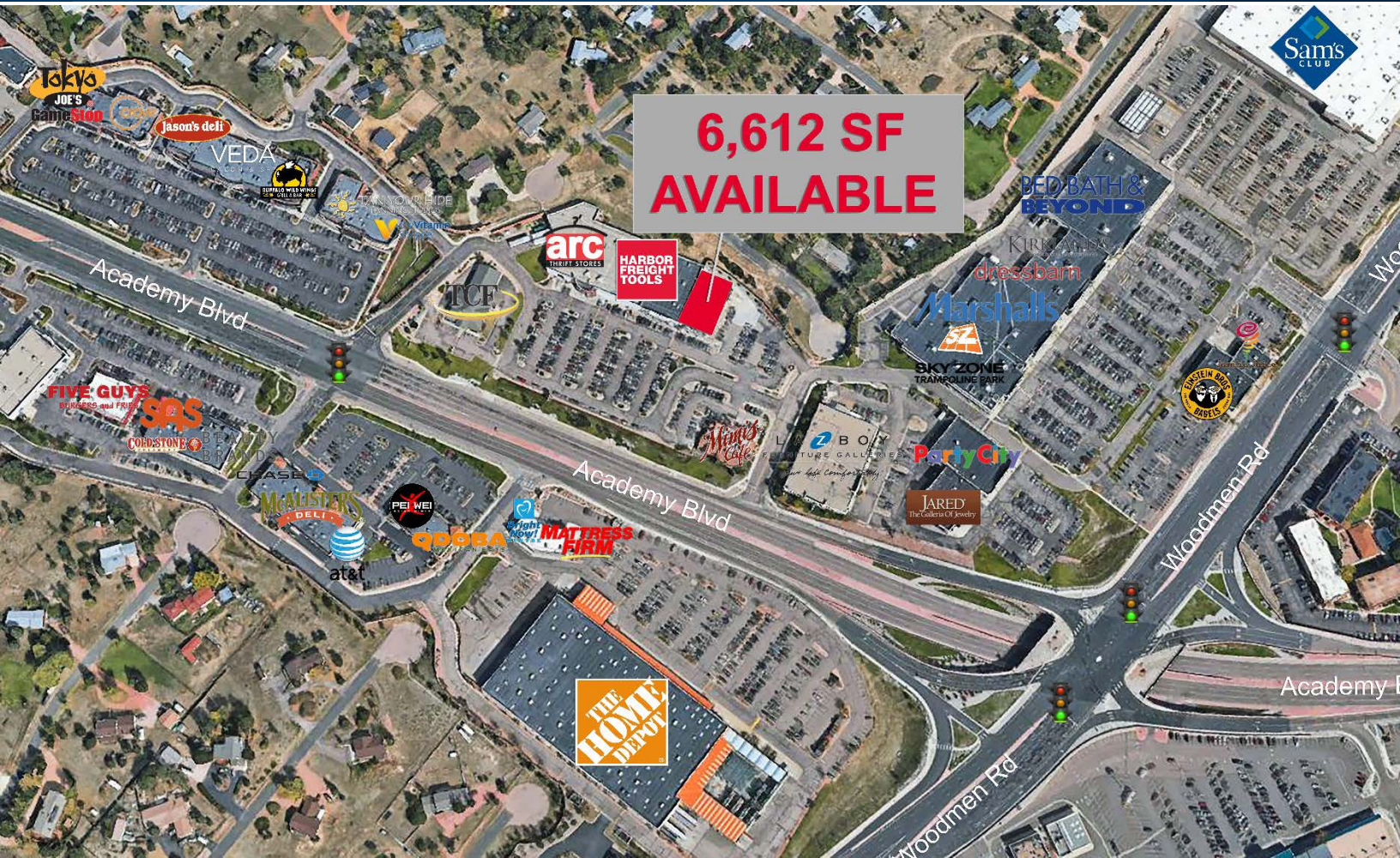
- Neighbored by high-traffic retailer Harbor Freight as well as other busy retailers and restaurants
- Highly-trafficked retail district of northern Colorado Springs
- Strong area demographics
- Easy access to Academy Blvd., Woodmen Rd. & Hwy I-25
- Ample Parking

Property Details

Building Size	9,461 SF
Available Space	6,612 SF
Lease Rate	\$24.00 PSF NNN
NNN Expenses	\$5.03/SF (2017 est.)
Parking Spaces	100
Year Built	2014
Zoning	PBC/CR

Mark Useman
Executive Managing Director
+1 719 418 4069
museman@coscommercial.com

2 N Cascade Avenue, Suite 720
Colorado Springs, CO 80903
phone: +1 719 634 1500
coscommercial.com



6,612 SF AVAILABLE

Join These Retailers



Demographics	1 Mile	3 Mile	5 Mile
Total Population (2017)	9,322	86,303	208,662
Avg. HH Income (2017)	\$76,065	\$92,407	\$88,164
Traffic Count (N. Academy Blvd.)	51,080 vpd		

Mark Useman
 Executive Managing Director
 +1 719 418 4069
museman@coscommercial.com

2 N Cascade Avenue, Suite 720
 Colorado Springs, CO 80903
 phone: +1 719 634 1500
coscommercial.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.