

# 1615 N ACADEMY BLVD.

COLORADO SPRINGS, CO 80909



**Lease Rate**  
\$12.50 PSF NNN

**Expenses**  
\$2.75 per RSF  
(2023 Est.)

**Clear Height**  
20'

**Power**  
200 Amp  
Three-phase

**Fire Suppression**  
Yes

**Loading**  
(2) 12' x 10' Drive-In

**Zoning**  
M1 (Industrial)  
L1 (Light Industrial)

**1615 N ACADEMY BLVD**  
20' CLEAR HT 2 DRIVE-IN  
**5,499 SF AVAILABLE**

**Center Redevelopment**  
Delivered 4Q23



**41,483 VPD**  
N Academy Blvd  
at LaSalle St

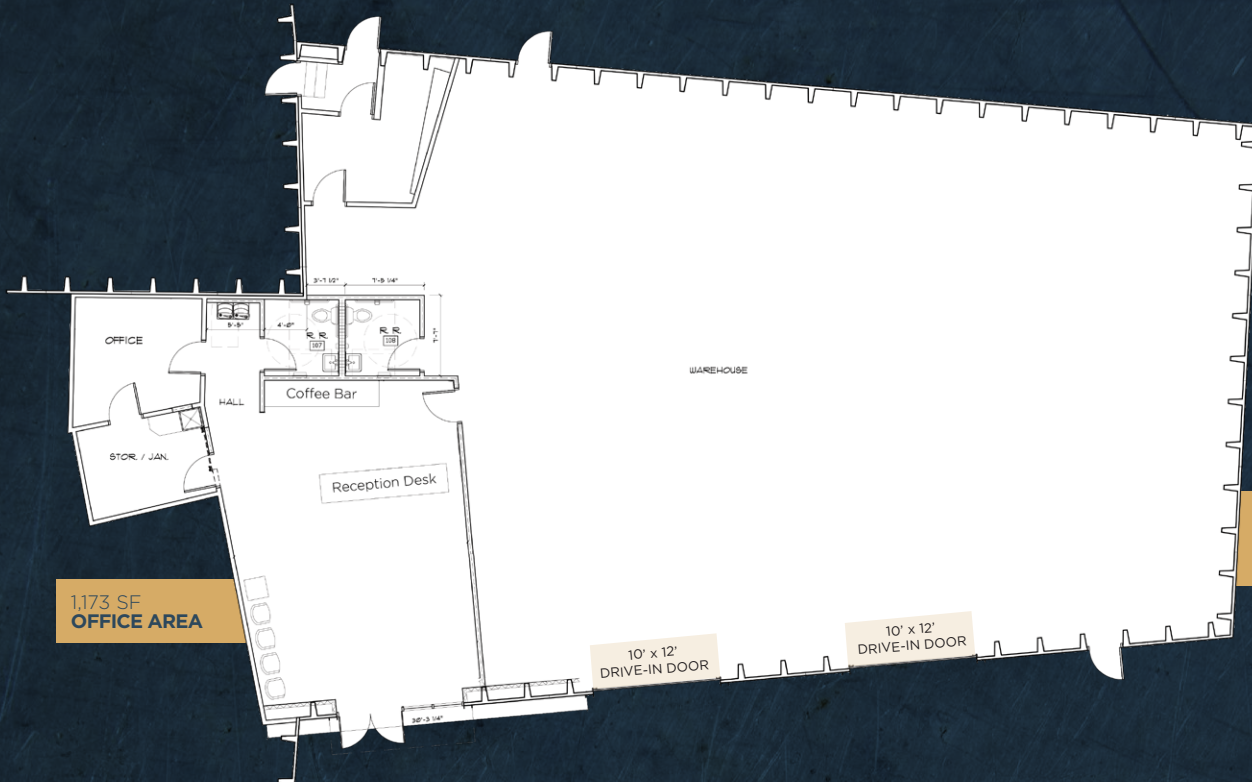
**12,241 VPD**  
Palmer Park Blvd  
at N Academy Blvd

**NORTHBOUND N ACADEMY BLVD**

**COMING SOON** **QT QuikTrip**

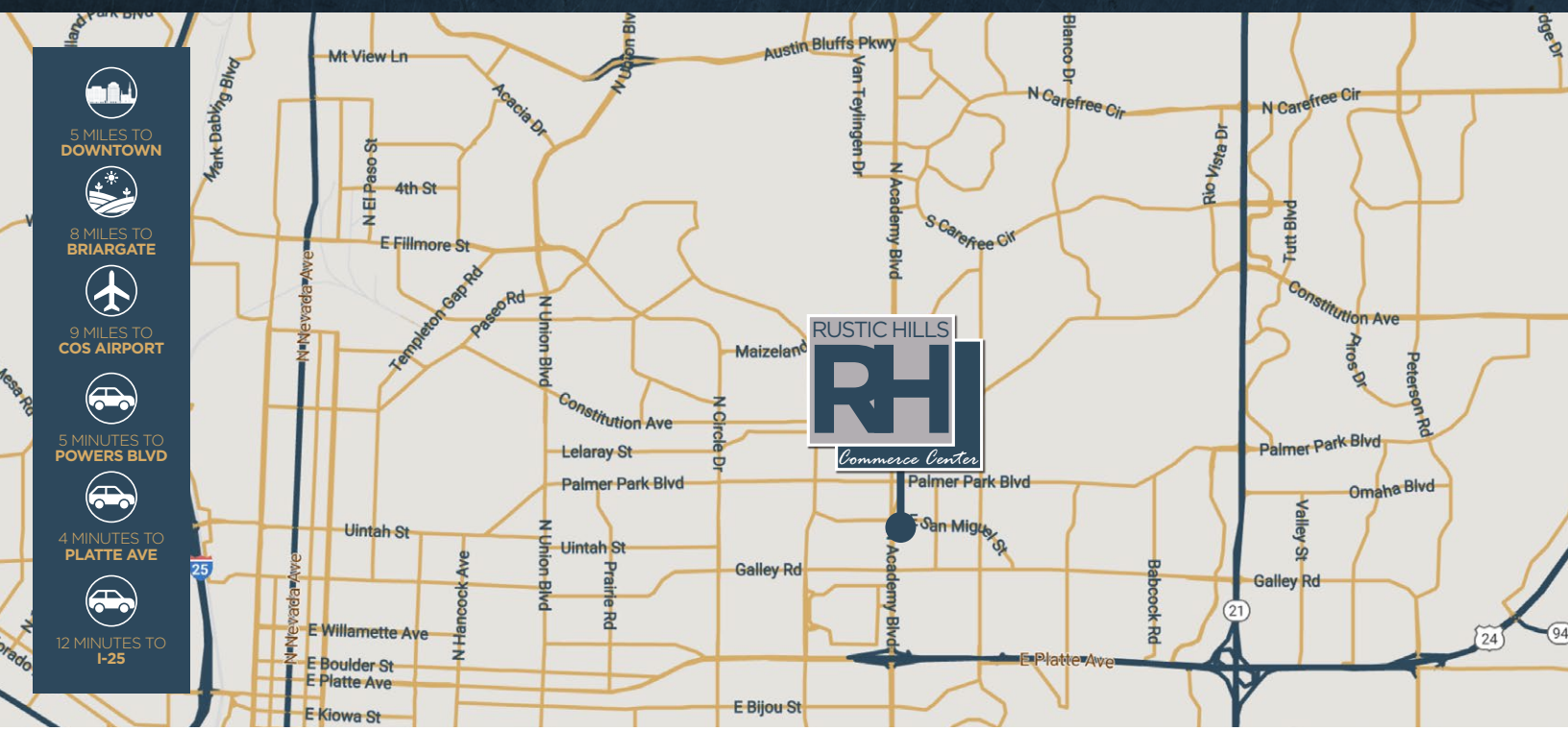
# RUSTIC HILLS COMMERCE CENTER

**NEC NORTH ACADEMY BLVD & PALMER PARK BLVD**



1,173 SF  
OFFICE AREA

4,326 SF  
WAREHOUSE AREA



Area Demographics	1 Mile	3 Miles	5 Miles
2023 Population	15,912	124,069	296,317
2028 Projected Population	16,114	125,998	302,200
2023 Households	6,614	52,312	120,430
Average Household Income	\$64,736	\$67,794	\$76,300

Traffic Counts	VPD
N Academy Blvd at Constitution Ave S (2022)	46,914
N Academy Blvd at E La Salle St (2022)	41,483
N Academy Blvd at Constitution Ave N (2022)	45,923



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