



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# ACADEMY PLAZA

1,400-10,002 SF RETAIL SPACE AVAILABLE

UNDER NEW OWNERSHIP

LANDSCAPING & SIGNAGE  
IMPROVEMENTS COMING 2024

meineke



1701-1899 S ACADEMY BLVD  
COLORADO SPRINGS, CO 80916



Lease Rate: Contact Brokers | Expenses: \$5.74 per RSF [2024 Est.]

# ACADEMY PLAZA

## AVAILABLE SPACE



[CLICK HERE TO VIEW SUITE 1701 FLOORPLAN](#)

**SUITE 1701**      **10,002 SF**  
DIVISIBLE TO 2,500 SF



[CLICK HERE TO VIEW SUITE 1815 FLOORPLAN](#)

**SUITE 1815**      **6,400 SF**  
CHILDCARE BUILD-OUT WITH OUTDOOR PLAYGROUND



[CLICK HERE TO VIEW SUITE 1839 FLOORPLAN](#)

**SUITE 1839**      **2,072 SF**  
SHELL CONDITION



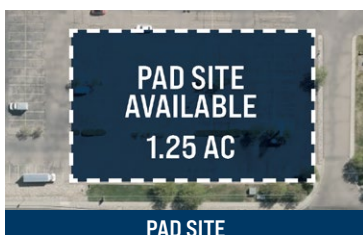
[CLICK HERE TO VIEW SUITE 1879 FLOORPLAN](#)

**SUITE 1879**      **2,411 SF**



[CLICK HERE TO VIEW SUITE 1885 FLOORPLAN](#)

**SUITE 1885**      **1,400 SF**  
DENTAL SPACE 🦷



**PAD SITE**      **1.25 AC**

PARKING LOT RESURFACED 2023

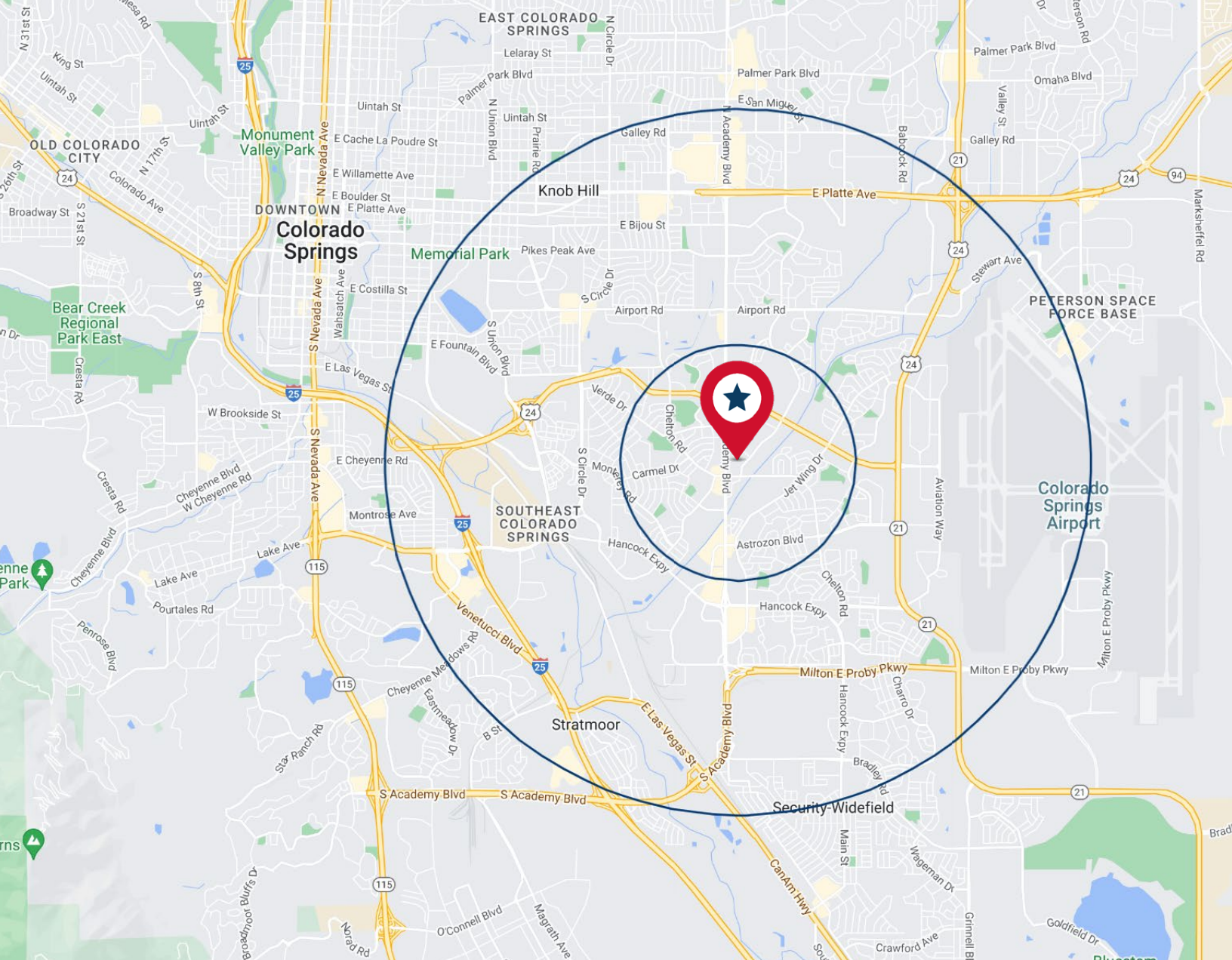


37,229 VPD  
S ACADEMY & PACE DR

S ACADEMY BLVD

42,000 VPD  
S ACADEMY & CHELTON RD





## DEMOGRAPHICS

1 MILE RADIUS

**21,832**

Total Population

**4,074**

Employees

**\$61,028**

Average HH Income

3 MILE RADIUS

**101,452**

Total Population

**39,850**

Employees

**\$62,855**

Average HH Income

**PATRICK KERSCHER**

Sr Managing Director

+1719 418 4065

patrick@coscommercial.com

**DAN RODRIGUEZ**

Sr Managing Director

+1719 418 4068

dan@coscommercial.com