

IN-LINE RETAIL SPACE FOR SALE



48,335 VPD
N ACADEMY BLVD &
AUSTIN BLUFFS PKWY

4158
AUSTIN BLUFFS
PKWY



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

4158 AUSTIN BLUFFS PKWY

COLORADO SPRINGS, CO 80918

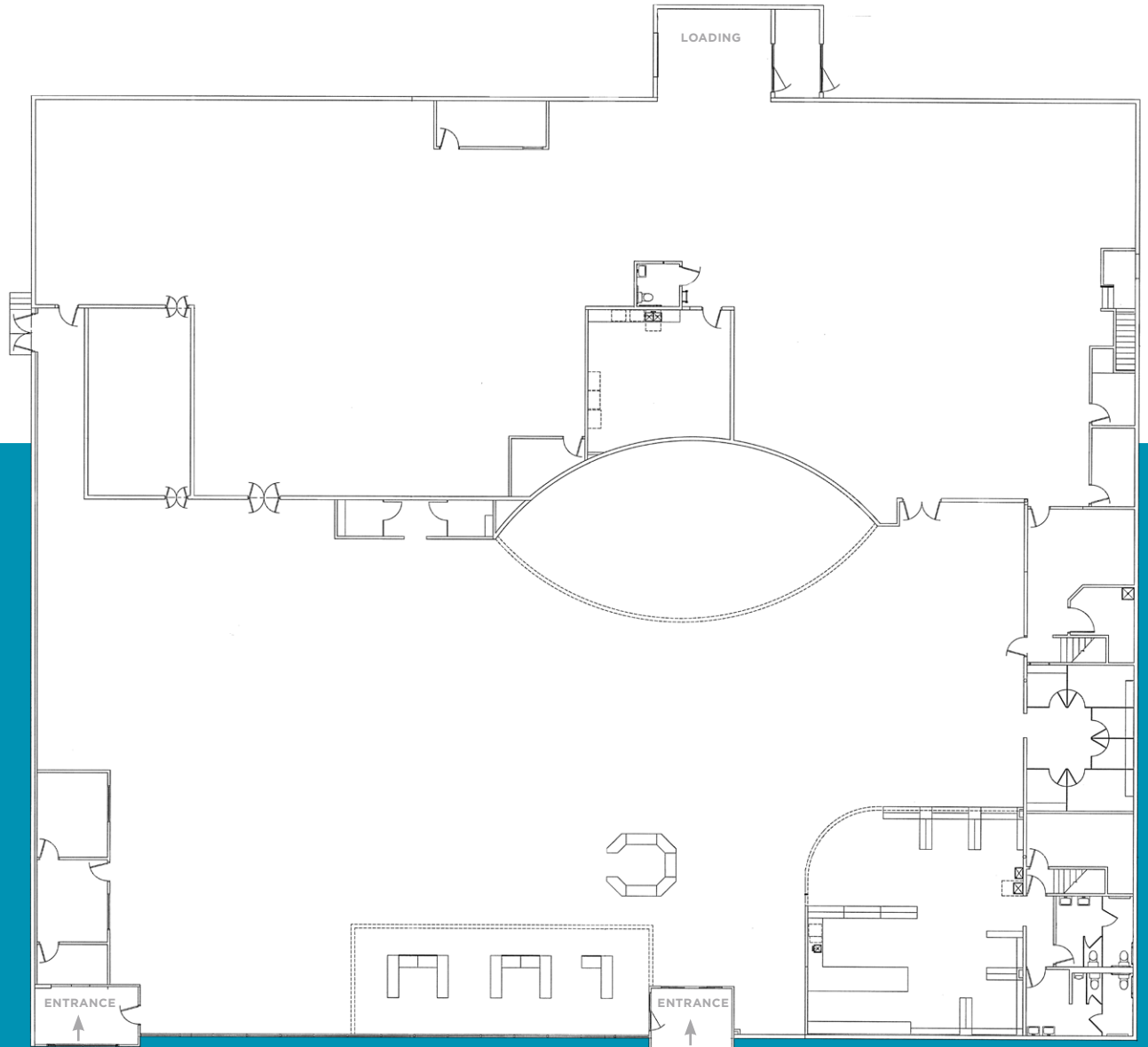
28,727 SF IN-LINE RETAIL AVAILABLE

This big box space is a golden opportunity for retailers seeking a strategic location in the heart of Colorado Springs. Situated at the major arterial intersection of Austin Bluffs Parkway and North Academy Boulevard, this intersection draws a constant flow of potential customers, ensuring a steady stream of foot traffic. National retailers in the vicinity have already established this area as a retail hotspot, guaranteeing a built-in customer base.

PROPERTY OVERVIEW

Building Size:	28,727 Square Feet	Year Built:	1985
Site Area:	3.04 Acres	Zoning:	PBC
Schedule #:	6326216027	Loading:	2 Docks
Sale Price:	\$5,027,225	Price Per Square Foot:	\$175/SF





SITE PLAN

FLOORPLAN



18,339
1 MILE POPULATION



\$70,413
1 MILE AVG. HH INCOME



7,938
1 MILE HOUSEHOLDS



130,492
3 MILE POPULATION



\$86,266
3 MILE AVG. HH INCOME



52,129
3 MILE HOUSEHOLDS



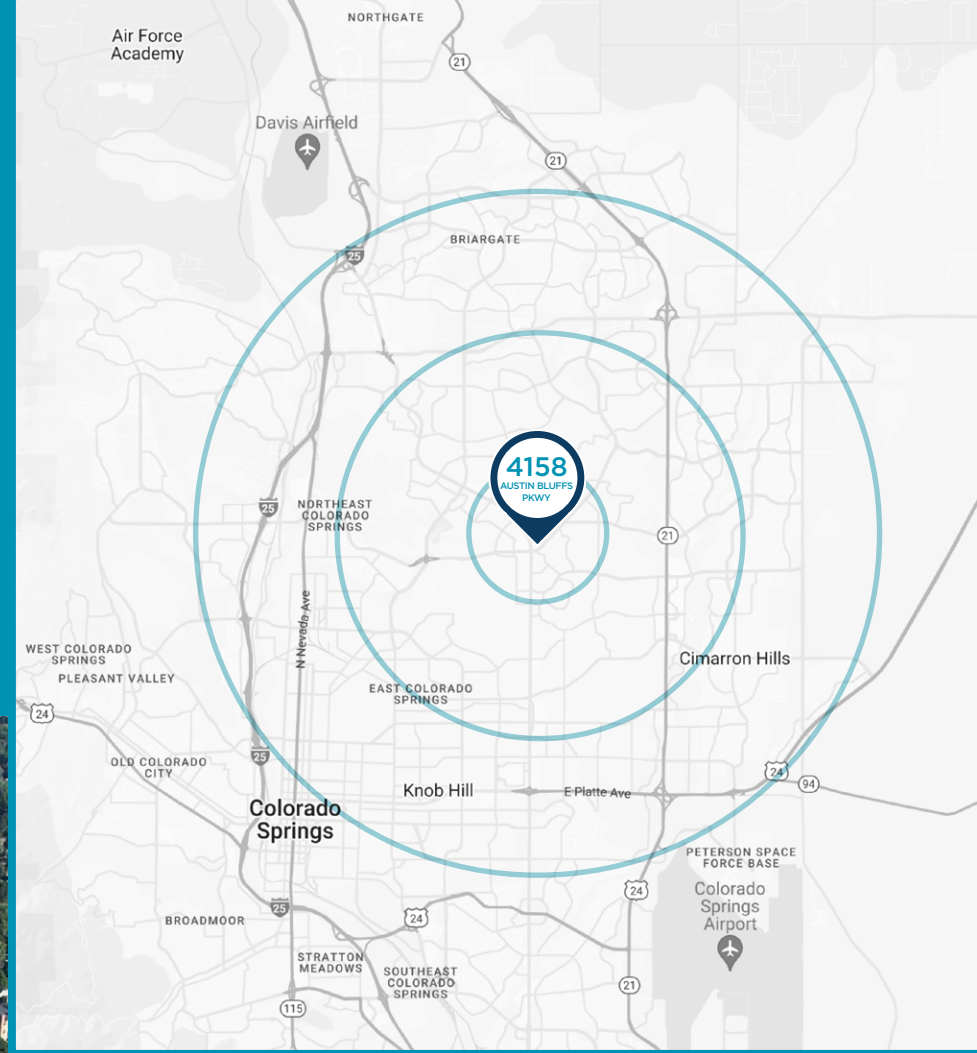
308,036
5 MILE POPULATION



\$88,312
5 MILE AVG. HH INCOME



122,928
5 MILE HOUSEHOLDS



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