



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# ACADEMY PLAZA

1701-1899 S ACADEMY BLVD COLORADO SPRINGS, CO 80916



**2,411-10,002 SF RETAIL SPACE AVAILABLE**

UNDER NEW OWNERSHIP • LANDSCAPING & SIGNAGE IMPROVEMENTS COMING 2024



LEASE RATE Contact Brokers | EXPENSES \$5.74 per RSF (2024 Est.)

# ACADEMY PLAZA

1701-1899 S ACADEMY BLVD COLORADO SPRINGS, CO 80916

## AVAILABLE SPACE



CLICK HERE  
TO VIEW  
SUITE 1701  
FLOORPLAN

**SUITE 1701      10,002 SF**

**\*DIVISIBLE TO 2,500 SF**



CLICK HERE  
TO VIEW  
SUITE 1879  
FLOORPLAN

**SUITE 1879      2,411 SF**

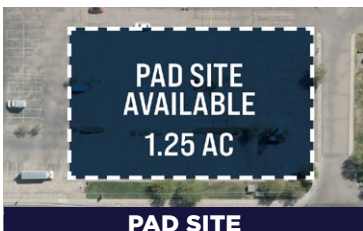


CLICK HERE  
TO VIEW  
SUITE 1887  
FLOORPLAN

**SUITE 1887      2,788 SF**

**\*SPACE IS DIVISIBLE**

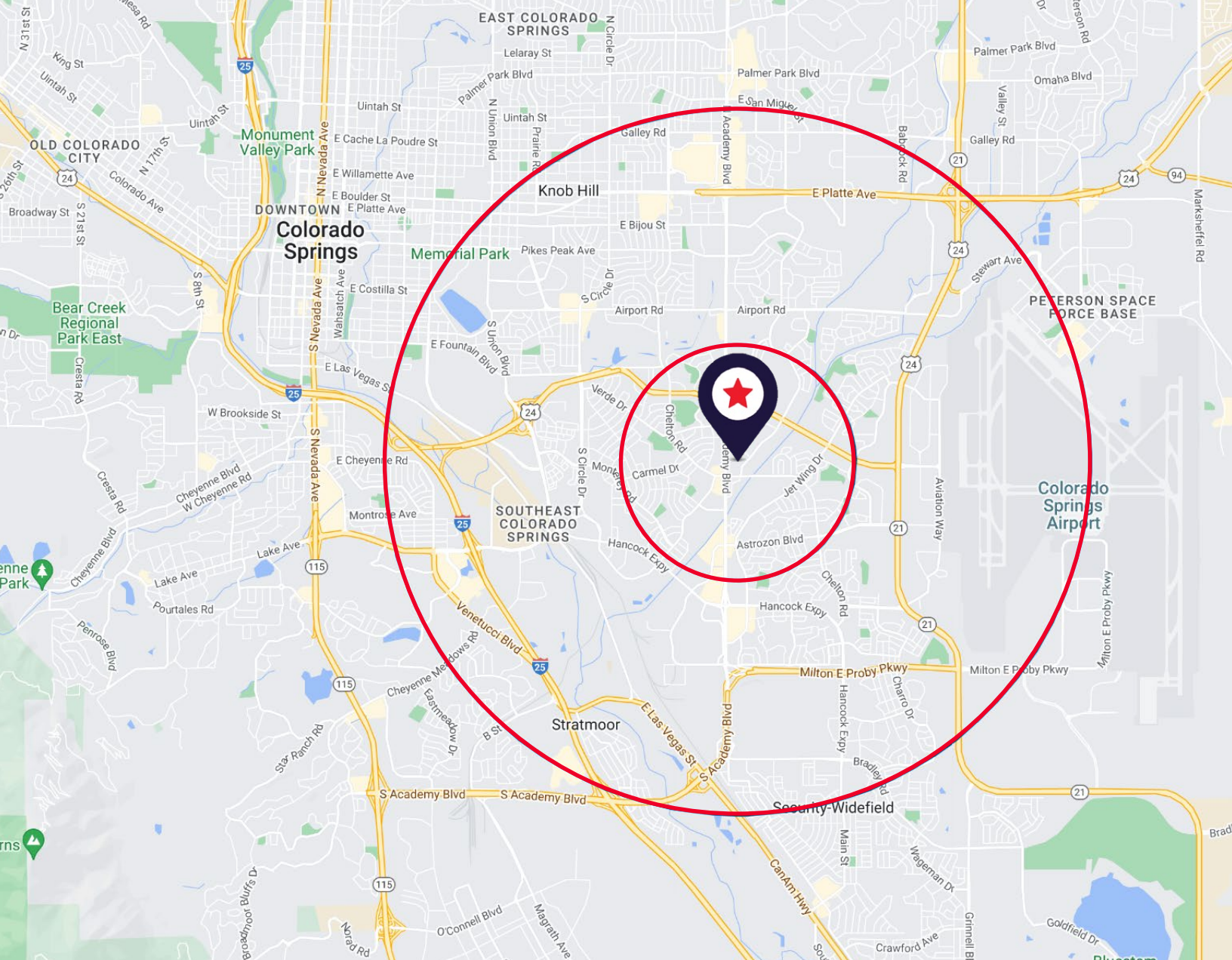
**AVAILABLE 3/1/25**



**PAD SITE**

**1.25 AC**





# 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

+1 719 418 4065

patrick@coscommercial.com

**DAN RODRIGUEZ**

Sr Managing Director

+1 719 418 4068

dan@coscommercial.com