



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



3008 S ACADEMY BLVD

COLORADO SPRINGS, CO 80916

SURROUNDED BY KING SOOPERS, VASA FITNESS & NEW DEVELOPMENT

This ±0.60-acre commercial pad site is strategically positioned along South Academy Boulevard near the Hancock Expressway intersection, adjacent to a new Quick Quack Car Wash development on the corner. The site offers an opportunity for a complementary commercial user to establish a presence within an active retail corridor experiencing renewed investment and development.

The property is surrounded by major traffic generators, including a King Soopers-anchored shopping center to the north and a new VASA Fitness planned in the large-format retail space to the east. Ongoing repaving and corridor improvements along South Academy are also helping refresh and reinvest in the surrounding area.

With established retail, new development, and continued public improvements nearby, 3008 S Academy Boulevard is well positioned for a variety of commercial users seeking visibility and access along one of southeast Colorado Springs' primary corridors.

.60
ACRES

FOR SALE



CURRENT ZONING
MX-M CU AO



SALE PRICE
\$18-25.00 per SF

HANCOCK EXPY

PROPOSED
MONUMENT
SIGN

L=1232.91
R=1482.70

100.00 ELECTRICAL EASEMENT
(BK.2776, PG. 547&
BK. 2707, PG. 118)

25.00 SETBACK

10.00 ELECTRIC SERVICE
EASEMENT (BK. 5276, PG. 346)

PROPOSED
WAIT/GO SIGN

PROPOSED
FLAG POLE

PROPOSED
BUILDING

LOT 1
1.51 ACRES
65,879 SF±

LOT 2
0.60 ACRES
26,023 SF±

20.00 SANITARY SEWER EASEMENT
(REC. NO.1457941)

10.00 ELECTRIC SERVICE
EASEMENT (BK. 5276, PG. 346)

N0° 12' 44" W
284.24

110.98
S9° 41' 59" E

193.46
S89° 52' 16" W

25.00 SETBACK

N9° 41' 59" W
128.72

127.75
S0° 00' 53" W

N89° 39' 17" E
215.18

168.42
S89° 39' 17" W

PROPOSED 5' SIDEWALK

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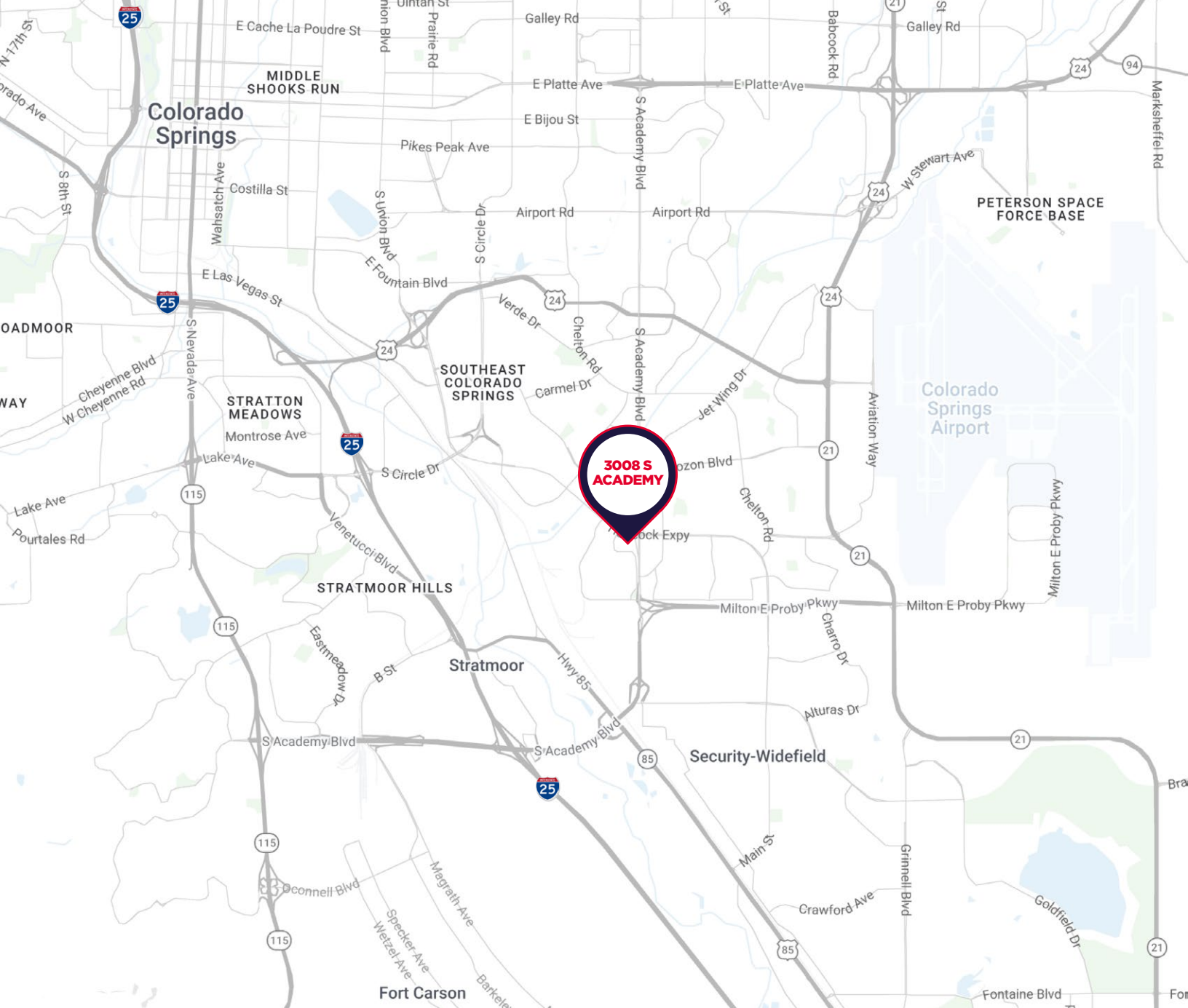
PROPOSED 5' SIDEWALK

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DRIVE TIMES



7 Min. | I-25



15 Min. | Downtown



20 Min. | USAFA



7 Min. | COS Airport



16 Min. | Ft Carson



**CUSHMAN &
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