CITADEL CROSSING

507-907 N ACADEMY BLVD. COLORADO SPRINGS, CO 80909

RETAIL SPACE FOR LEASE

CUSHMAN & WAKEFIELD | Colorado Springs Commercial







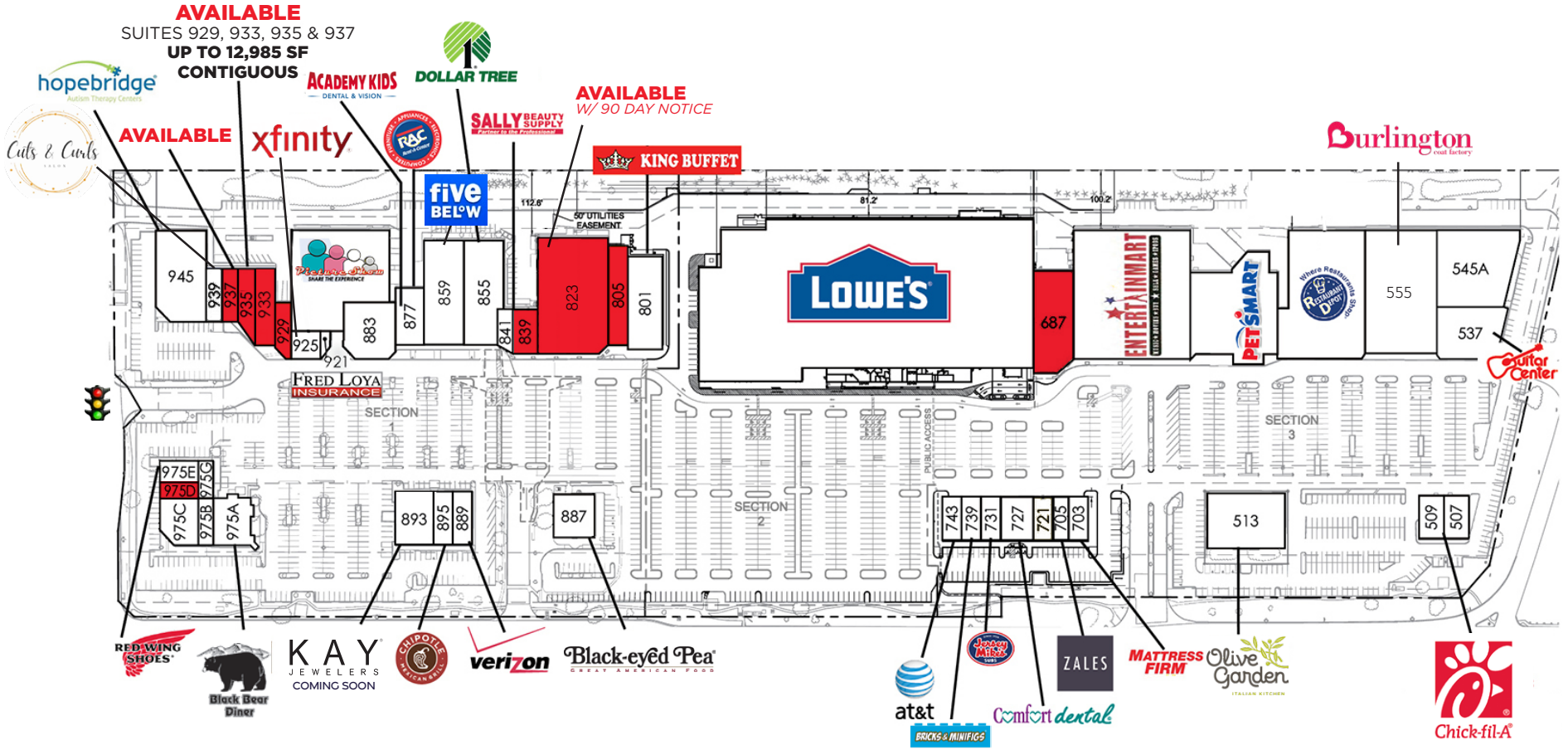




DOMINANT POWER CENTER LOCATED ON MAJOR TRAFFIC THOROUGHFARES N. ACADEMY BLVD. & PLATTE AVE.



CITADEL CROSSING



#	TENANT
507-509	CHICK-FIL-A
513	THE OLIVE GARDEN
537	GUITAR CENTER
545A	FIRST TEE
555	BURLINGTON
563	RESTAURANT DEPOT
571	PETSMART
651	ENTERTAINMART
687	**AVAILABLE: 12,000 SF**
703	THE MATTRESS FIRM
705	ZALES JEWELERS

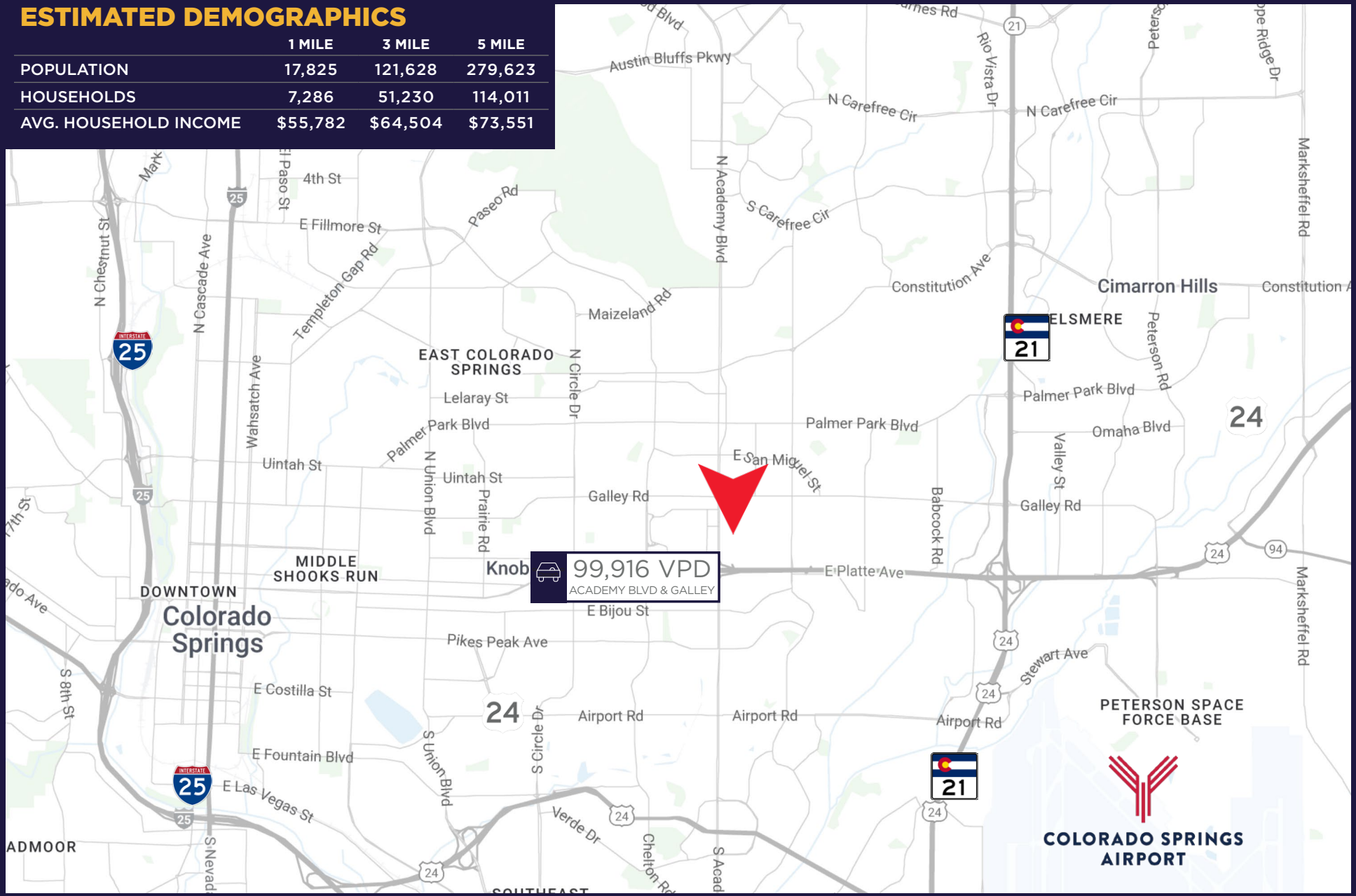
#	TENANT
721	MOCHI THAI'M
727	COMFORT DENTAL
731	JERSEY MIKES
739	BRICKS & MINIFIGS
743	AT&T
801	KING BUFFET
805	**AVAILABLE: 3,530 SF**
823	**AVAILABLE : 22,500 SF**
839	**AVAILABLE: 4,675 SF**
841	SALLY BEAUTY
855	DOLLAR TREE

#	TENANT
859	FIVE BELOW
877	RENT-A-CENTER
883	ACADEMY KIDS DENTAL & VISION
887	BLACK EYED PEA
889	VERIZON WIRELESS
893	KAY JEWELERS
895	CHIPOTLE MEXICAN GRILL
901	PICTURE SHOW
921	FRED LOYA INSURANCE
925	XFINITY
929	**AVAILABLE: 1,922 SF**

#	TENANT
935	**AVAILABLE: 4,490 SF**
933	**AVAILABLE: 3,873 SF**
937	**AVAILABLE: 2,700 SF**
939	CUTS & CURLS SALON
945	HOPEBRIDGE AUTISM THERAPY
975A	BLACK BEAR DINER
975B	CHIEF VAPOR
975C	TOMO SUSHI
975D	**AVAILABLE: 1,489 SF**
975E&F	RED WING SHOES
975G	HOLLYWOOD NAILS

ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	17,825	121,628	279,623
HOUSEHOLDS	7,286	51,230	114,011
AVG. HOUSEHOLD INCOME	$55,782	$64,504	$73,551



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