

RETAIL PROPERTY FOR LEASE

GATEWAY VILLAGE SHOPPING CENTER

2322-2460 S ACADEMY BLVD,
COLORADO SPRINGS, CO 80916



OFFERING SUMMARY

Available SF:	1,008-24,000 SF
Lot Size:	6.8 Acres
Building Size:	91,753 SF
Zoning:	C6 P AO SS

PROPERTY HIGHLIGHTS

- Located at busy intersection of South Academy Blvd. and Astrozon Blvd.
- Minutes from I-25 and Powers Blvd.
- Heavy traffic
- Great exposure on Academy Blvd.
- Close to Fort Carson and Colorado Springs Airport
- Spaces can be combined

PROPERTY OVERVIEW

Located in southeastern Colorado Springs close to Fort Carson and the Colorado Springs Airport on South Academy Blvd south of US Hwy 24 Bypass / Fountain Blvd

All leases are subject to Landlord's final approval.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2330	\$10.00 SF/yr	4,237 SF
2338	\$10.00 SF/yr	3,400 SF
2420	\$10.00 SF/yr	4,000 SF
2430	\$7.00 SF/yr	10,000 - 20,000 SF



Jay Carlson

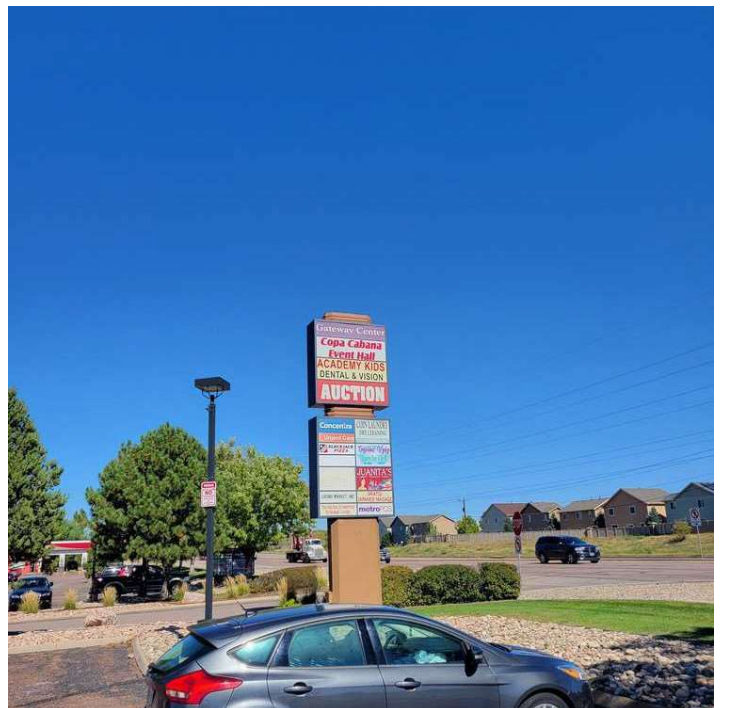
carlson@fronrangecommercial.com

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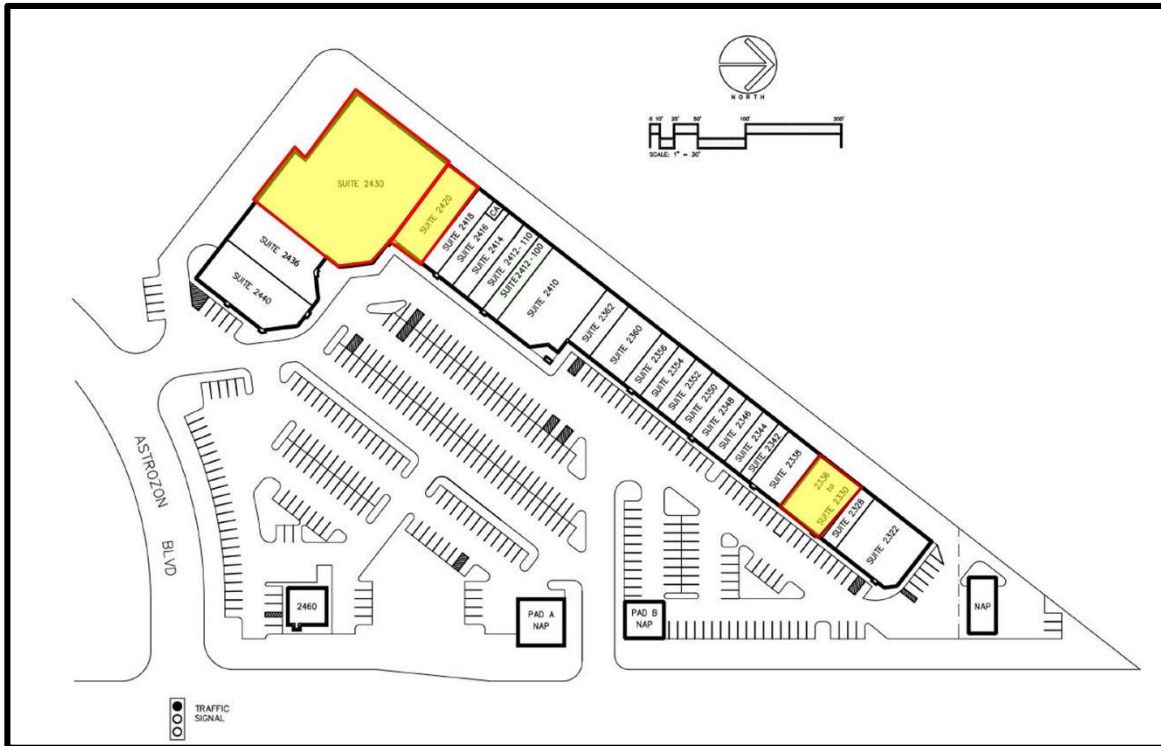
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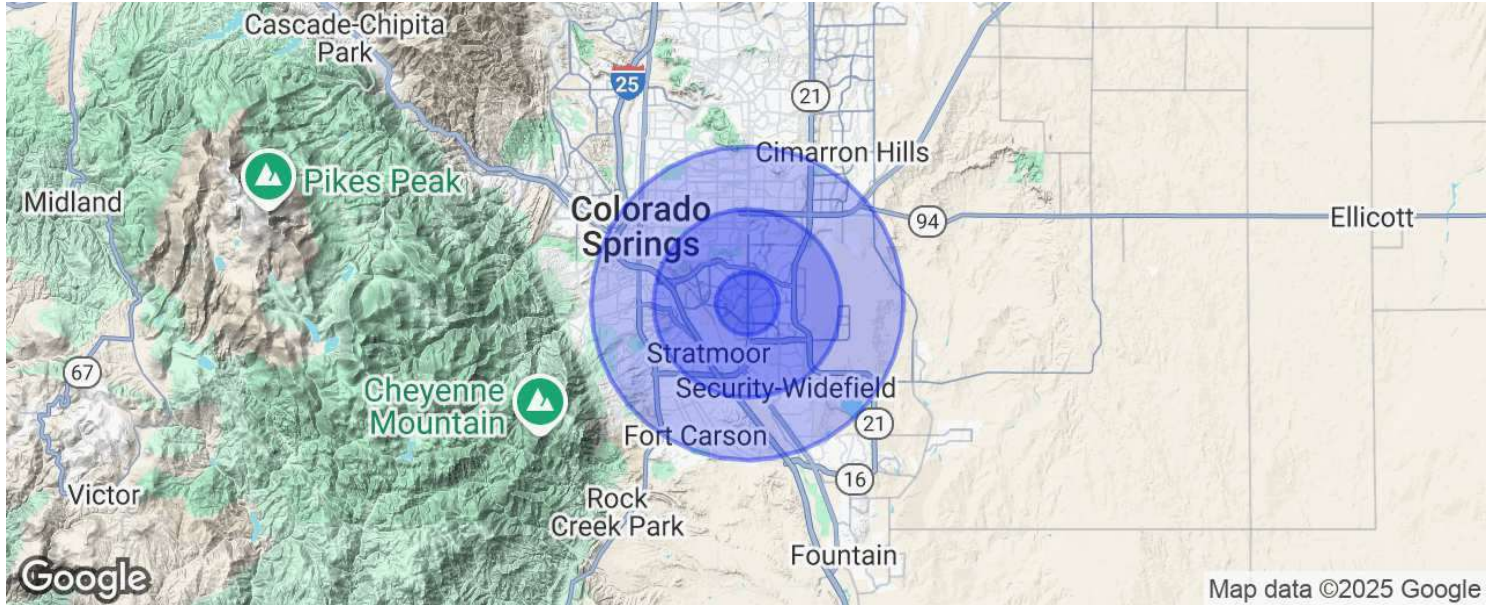
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,328	94,474	204,925
Median age	29.3	30.2	33.1
Median age (Male)	26.8	28.7	31.9
Median age (Female)	31.6	31.9	34.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,693	35,042	80,073
# of persons per HH	2.9	2.7	2.6
Average HH income	\$41,971	\$45,104	\$49,241
Average house value	\$146,958	\$153,755	\$178,617

* Demographic data derived from 2020 ACS - US Census



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