

RETAIL SPACE FOR LEASE

Shops at Falcon Landing

7325-7495 N. ACADEMY BLVD, COLORADO SPRINGS, CO 80920



SHOPPING CENTER SIZE:	61,759 SF
AVAILABLE SPACE:	Suite 7445: 3,510 SF
LEASE RATE:	\$44.00 / SF + NNN
NNN EXPENSES (2026 Est.):	\$14.00 / SF NNN
ZONING:	PBC
YEAR BUILT:	2005

Estimated Demographics (2025)			
	1 MILE	3 MILES	5 MILES
2025 Est. Population	7,652	78,345	215,606
2025 Est. Households	3,604	31,765	85,349
2025 Est. Avg. HH Income	\$102,470	\$123,008	\$128,311
	10 MIN	15 MIN	20 MIN
2025 Est. Population	110,520	317,391	522,155
2025 Est. Households	44,491	127,439	209,372
2025 Est. Avg. HH Income	\$127,525	\$128,167	\$121,540

Traffic Counts (ADT 2025)	
N Academy Blvd at E Woodmen Rd S	53,850 VPD
N Academy Blvd at Agora Pt N	52,551 VPD

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PROPERTY OWNED BY:
CURBLINE

THE
RETAIL
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AVAILABLE

7445 N. Academy Blvd



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