

RETAIL SPACE FOR LEASE

3273 S. ACADEMY BLVD

COLORADO SPRINGS, CO



PROPERTY SUMMARY

	Square Feet	Monthly Rent \$13.50/SF	NNNs \$5.00/SF	Monthly Total
3273:	1,188	\$1,336.50	\$495.00	\$1,831.50

YEAR BUILT / RENOVATED:	1985/2017
ZONING:	MX-M AO
PARKING:	Surface Lot

- Situated along S. Academy Blvd with strong traffic counts and excellent signage opportunities.
- Monument and on-building signage available
- Former dance studio space featuring open layout and flexible design adaptable for fitness, retail, or service use.

PROPERTY SUMMARY

DRIVE TIME - MINUTES:	5 MIN	10 MIN	15 MIN
2024 Est. Population	29,155	126,112	273,081
2024 Est. HHs	10,391	48,271	106,835
2024 Est. Avg. HH Income	\$63,837	\$80,923	\$90,501
RADIUS - MILES:	1 MILE	3 MILES	5 MILES
2024 Est. Population	10,062	97,708	208,678
2024 Est. HHs	3,471	36,489	79,615
2024 Est. Avg. HH Income	\$75,591	\$79,935	\$86,740

Source: Esri (2024), Esri-Data Axle, U.S. Census Bureau

AERIAL

RETAIL SPACE FOR LEASE

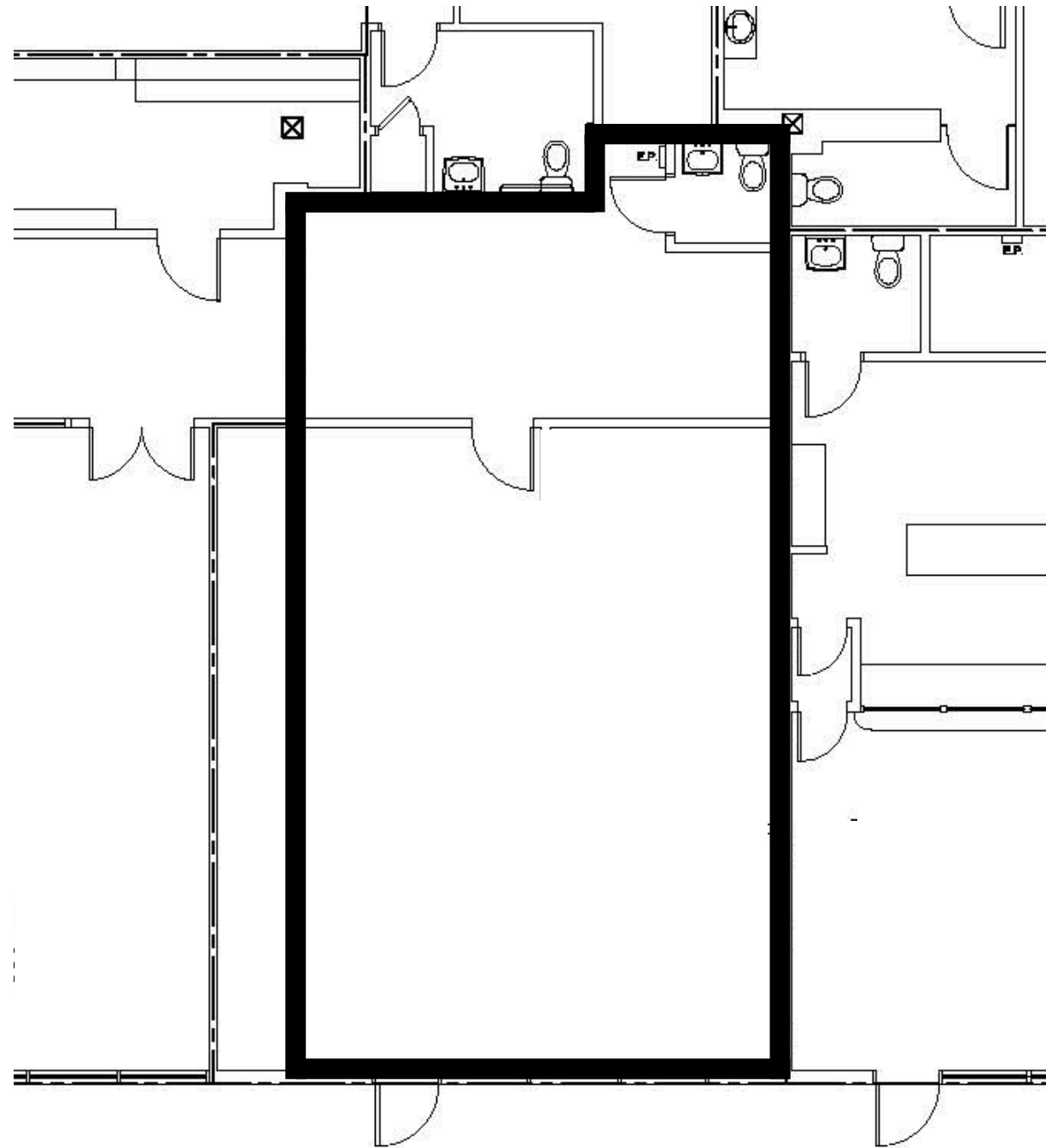
3273 S. Academy Blvd., Colorado Springs



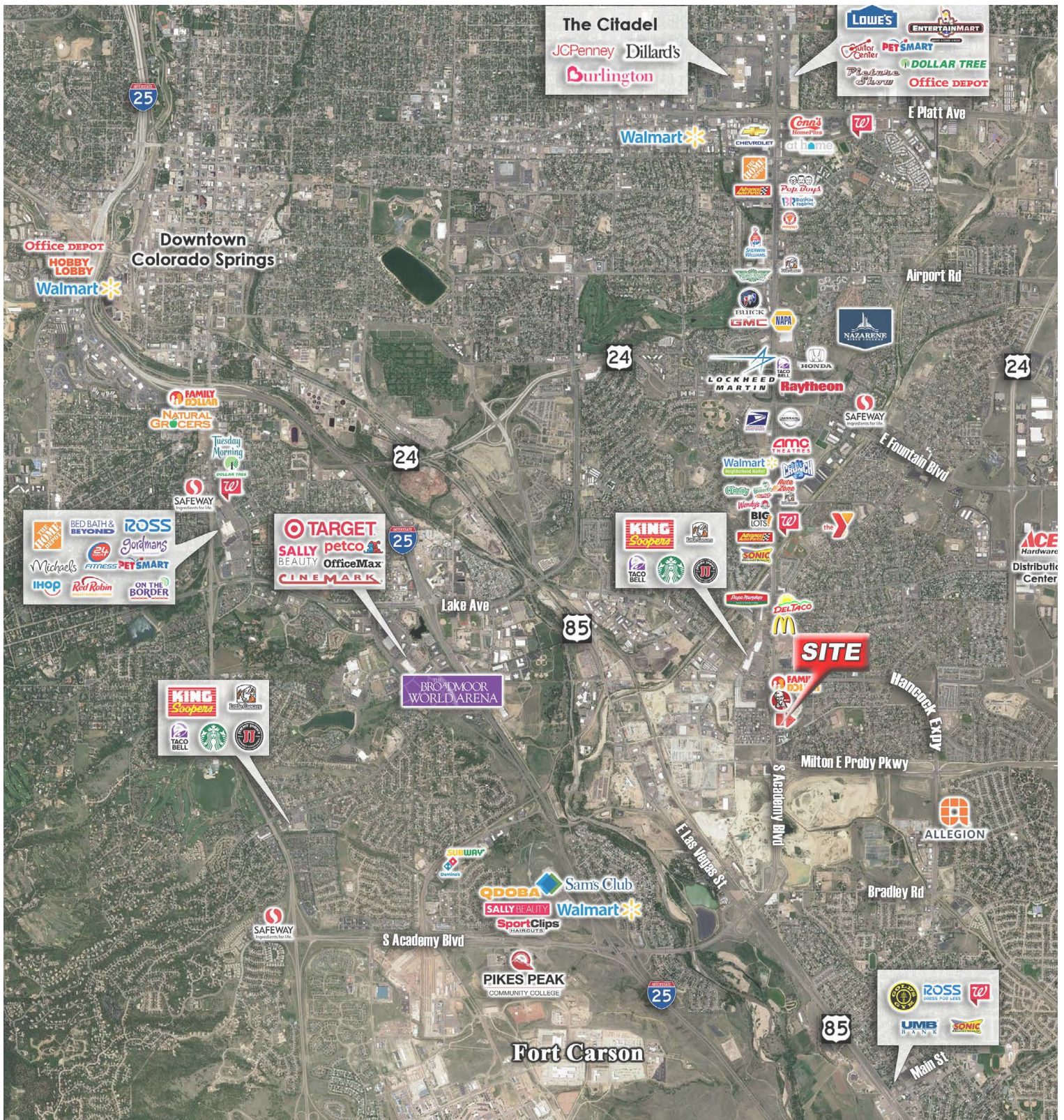
FLOOR PLAN

RETAIL SPACE FOR LEASE

3273 S. Academy Blvd., Colorado Springs



SURROUNDING AREA



337 E. Pikes Peak Ave | Suite 200
Colorado Springs, CO 80903
719.630.2233 • craddockcommercial.com

Matt or Mike Craddock
matt@craddockcommercial.com
mike@craddockcommercial.com

Confidentially & Disclaimer

The information contained in the preceding pages is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Craddock Commercial Real Estate, LLC and should not be made available to any other person or entity without the written consent of Craddock Commercial Real Estate, LLC. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Craddock Commercial Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Craddock Commercial Real Estate, LLC has not verified, and will not verify, any of the information contained herein, nor has Craddock Commercial Real Estate, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Non-Endorsement Notice

Craddock Commercial Real Estate, LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Craddock Commercial Real Estate, LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Craddock Commercial Real Estate, LLC, and is solely included for the purpose of providing tenant lessee information about this