



**DRIVEASY**  
Used Car Dealer

**SITE**

  
**DriveTime**

**Independent  
Records & Video  
Music Store**

**Bijou Street**  
4,170 VPD '22

**Academy Boulevard**  
44,001 VPD '22

**Academy Tower Plaza**  
Neighborhood Center

**FOR SUBLEASE**

# Excess Automotive Dealership

175 N Academy Blvd | Colorado Springs, CO 80909



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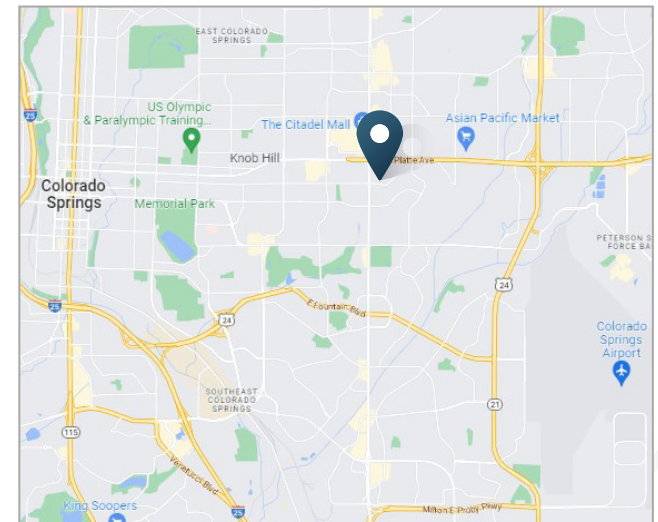
18,000 SF  
BUILDING

1.75 AC  
LOT SIZE

Contact  
Broker  
PRICING

## ABOUT THE PROPERTY

- 18,000 SF building on 1.75 AC paved lot
- 1 AC available for parking
- Access to sublease property off Bijou Street
- Located less than a mile away from Platte Ave
- Lease expiration: 4/30/2026 - (2) 5-year options



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## DEMOGRAPHIC HIGHLIGHTS (2022)

### 1 MILE

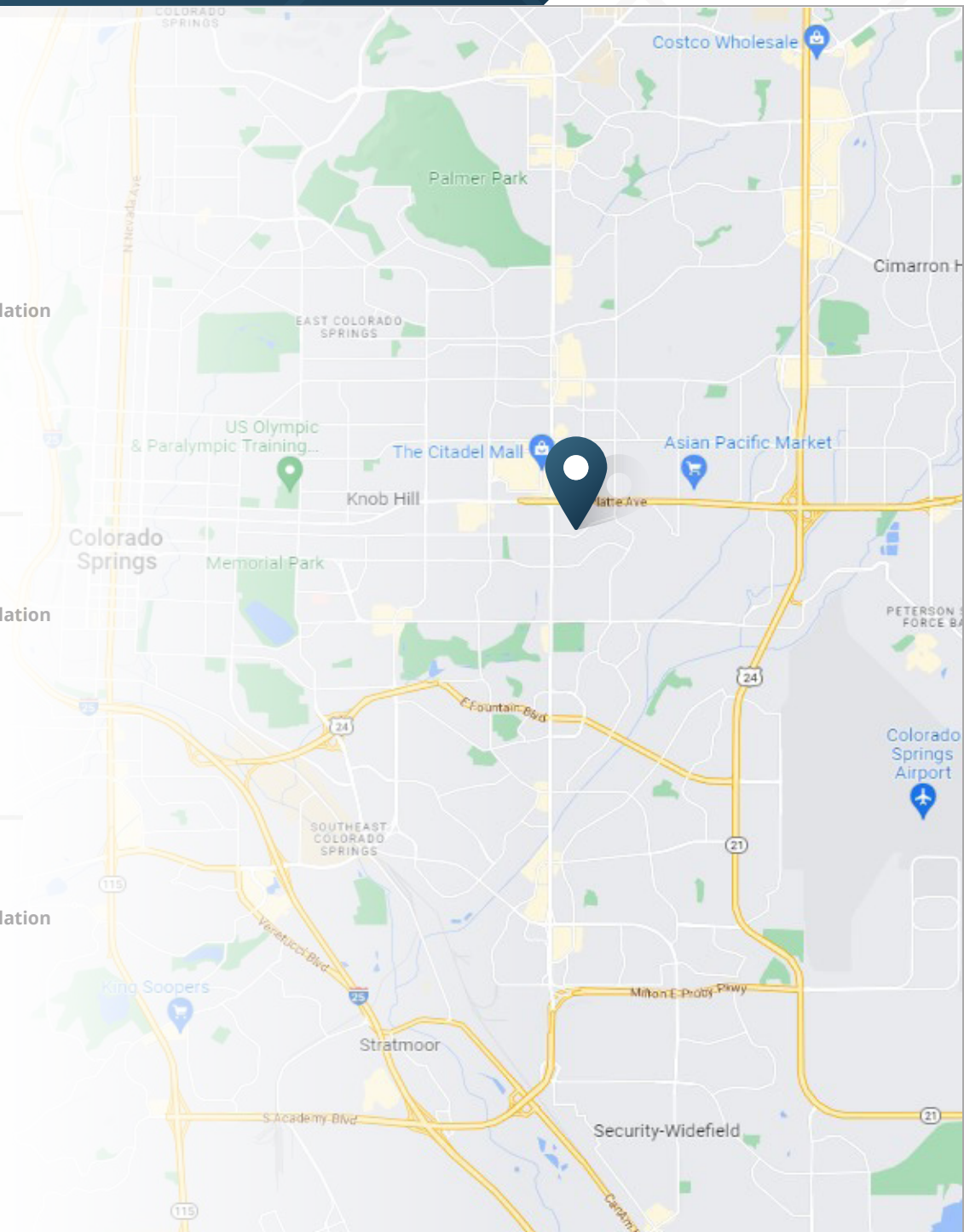
|                 |                 |                      |                    |
|-----------------|-----------------|----------------------|--------------------|
| 18,581          | 19,153          | \$58,996             | 19,356             |
| 2022 Population | 2027 Population | Avg Household Income | Daytime Population |

### 3 MILES

|                 |                 |                      |                    |
|-----------------|-----------------|----------------------|--------------------|
| 117,850         | 121,143         | \$67,917             | 129,058            |
| 2022 Population | 2027 Population | Avg Household Income | Daytime Population |

### 5 MILES

|                 |                 |                      |                    |
|-----------------|-----------------|----------------------|--------------------|
| 265,966         | 274,327         | \$77,360             | 299,479            |
| 2022 Population | 2027 Population | Avg Household Income | Daytime Population |



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