

FOR LEASE

Chapel Hills Commons

8003-8135 N ACADEMY BLVD | COLORADO SPRINGS, CO



± 1,631 SF retail space available

PRICING \$20.00 per SF + NNN

Easy access from **N ACADEMY BLVD** and **I-25**

Located adjacent to **CHAPEL HILLS MALL** and **WALMART**

Prominent **SIGNAGE OPPORTUNITIES** available for maximum visibility

Second generation **BARBER SHOP** space available

45,000 + vehicles per day on N Academy Blvd

BUILT in 1988 with MX MP zoning

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JOIN



DOLLAR TREE

FedEx®

O'Reilly

Locate

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SITE PLAN

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TENANT LIST

	Suite	Size (SF)
The Iron Lion	8003	3,082
FedEx Office	8005	4118
Pure Medical	8025	1795
Fred Loya Insurance	8027	1395
KBBQ Korean Kitchen	8029	1600
Vaportake	8031	1150
Mobility City	8033	2841
Dollar Tree	8045	12500
O'Reilly Auto Parts	8105	8044
Available	8109	1631
Complete Care	8115-8135	9038



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AERIAL & TRADE AREA MAP

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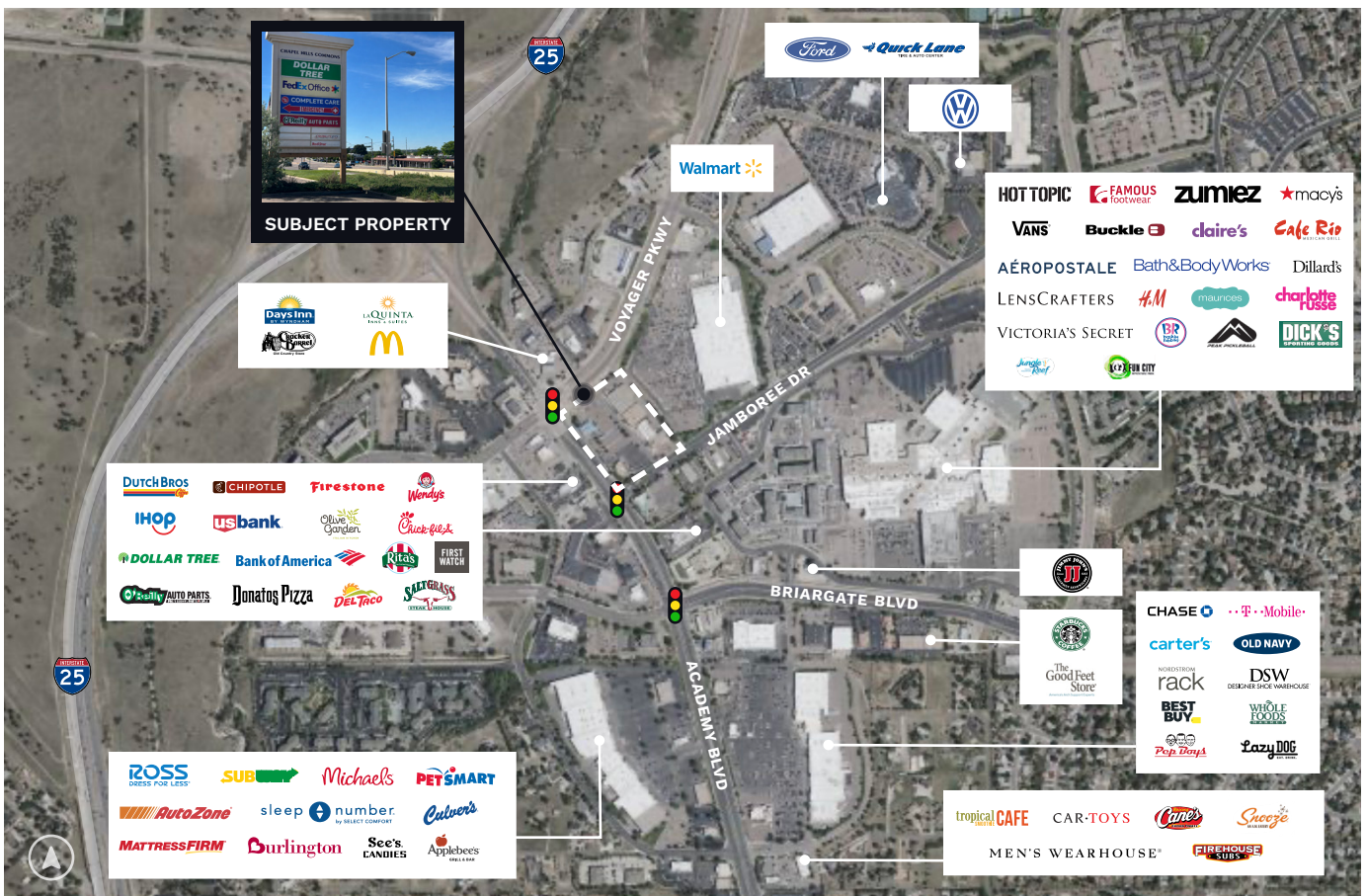


DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	4,931	63,479	183,360
Employees	9,686	39,100	56,341
Avg HH Income	\$106,915	\$136,524	\$138,962

TRAFFIC COUNTS

	VPD
Academy Blvd at Jamboree Dr	40,821
Academy Blvd at Voyager Pkwy	45,599
Briargate Blvd at Academy Blvd	21,679



For more info contact:

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