

6217 Lehman Dr

COLORADO SPRINGS, CO 80918



 1,695 - 3,001 SF
FOR LEASE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

Availability

- Asking Rate: \$16.00/SF NNN
- NNNs: \$5.55/SF
- SF: 1,695 - 3,001 SF

Traffic Counts

- Academy Blvd: 43,243 VPD
- Source: 2024 MPSI Estimate*

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Highlights

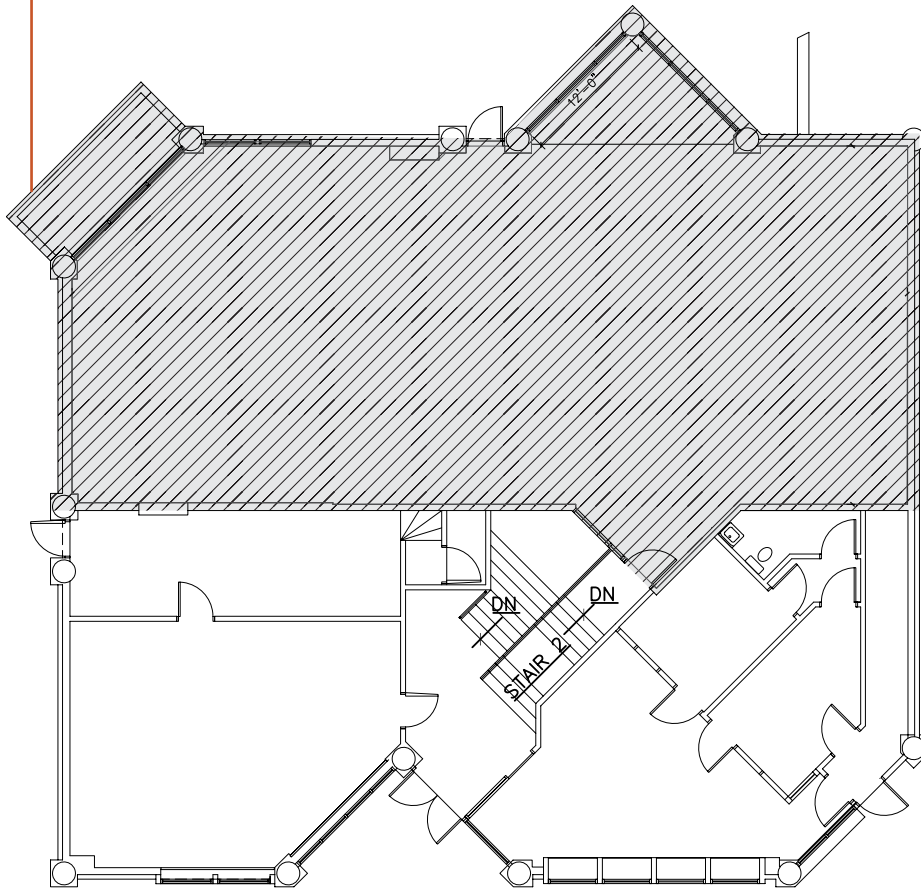
- Retail and office for lease along North Academy Boulevard
- Monument signage available
- Recently renovated common areas
- Local ownership

No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

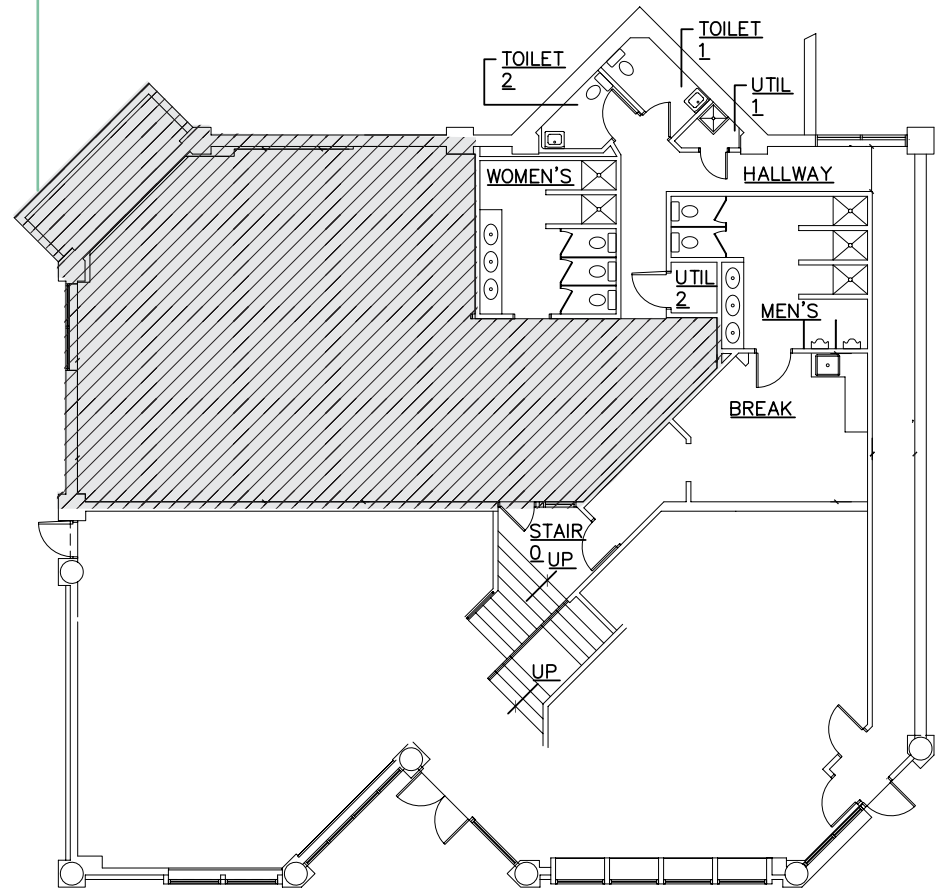


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Upper Level Plan



Lower Level Plan



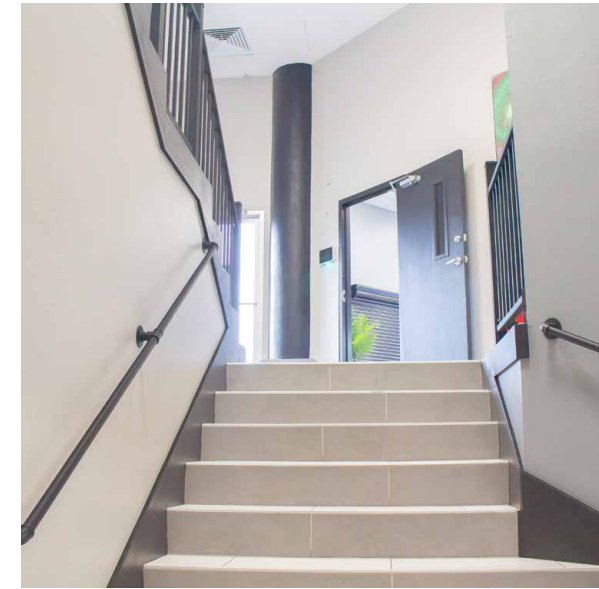


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SPACE
AVAILABLE

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Demographics

	1 Mile	3 Miles	5 Miles
Population	14,403	95,374	246,452
Average Household Income	\$90,705	\$98,687	\$105,170
Daytime Population	7,298	56,778	127,593

Source: CoStar



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