

RETAIL SPACE FOR LEASE

# 3273 S. ACADEMY BLVD

COLORADO SPRINGS, CO



## PROPERTY SUMMARY

	Square Feet	Monthly Rent	NNNs	Monthly Total
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<b>3273:</b>	1,017	\$1,144.12	\$423.75	\$1,567.87
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YEAR BUILT / RENOVATED:	1985/2017
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ZONING:	MX-M AO
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PARKING:	Surface Lot
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- 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



**Matt or Mike Craddock**

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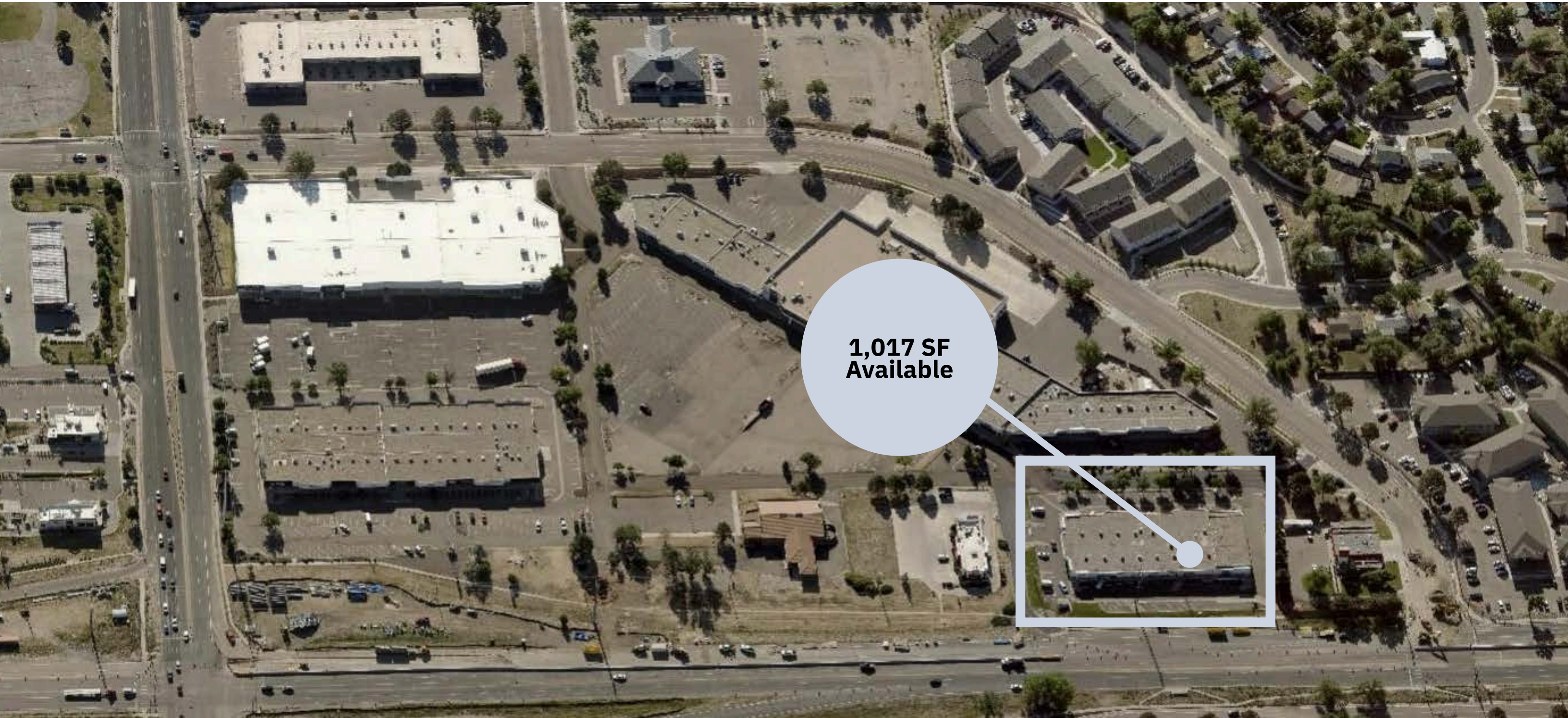
mike@craddockcommercial.com

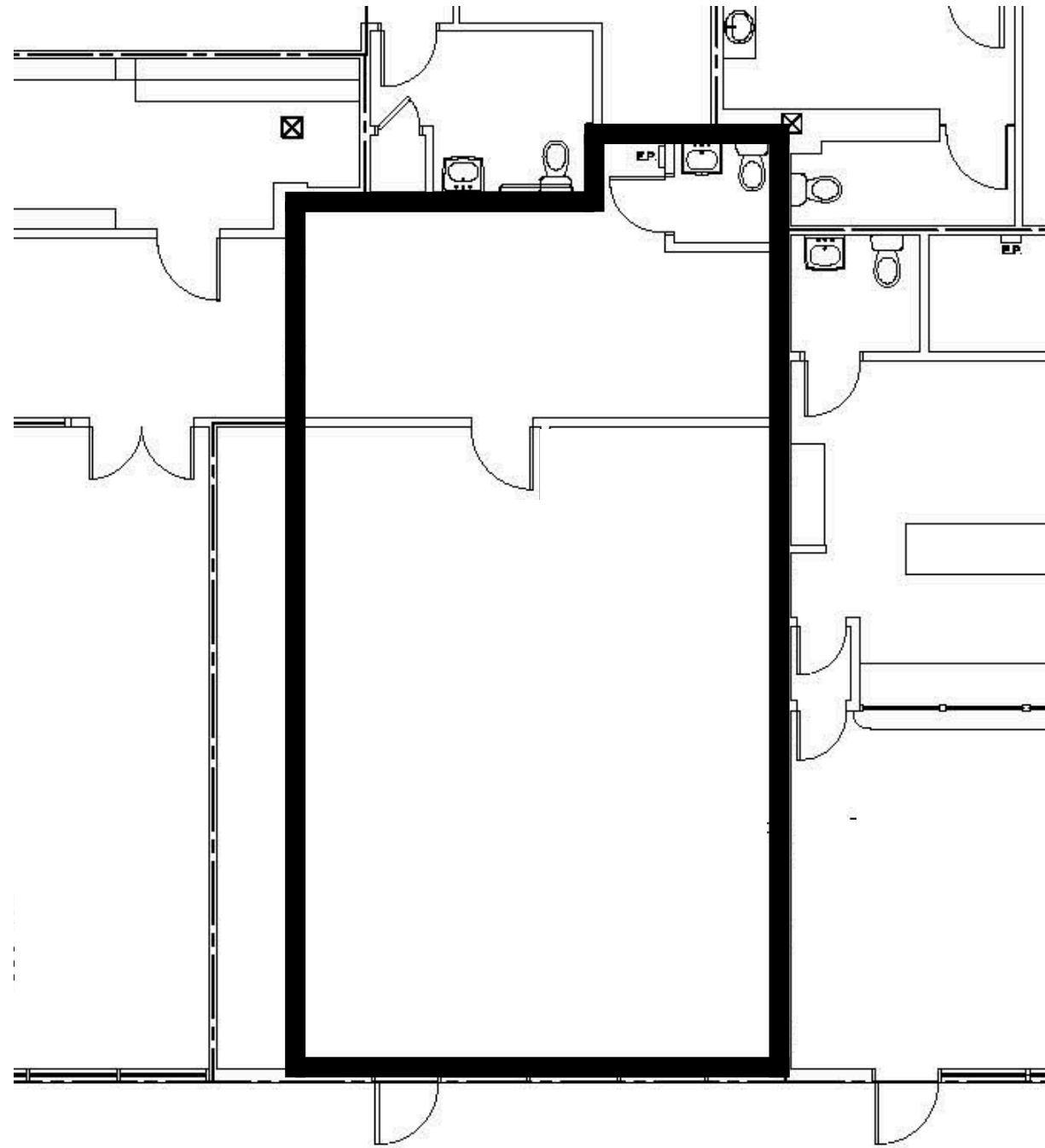
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**AERIAL**

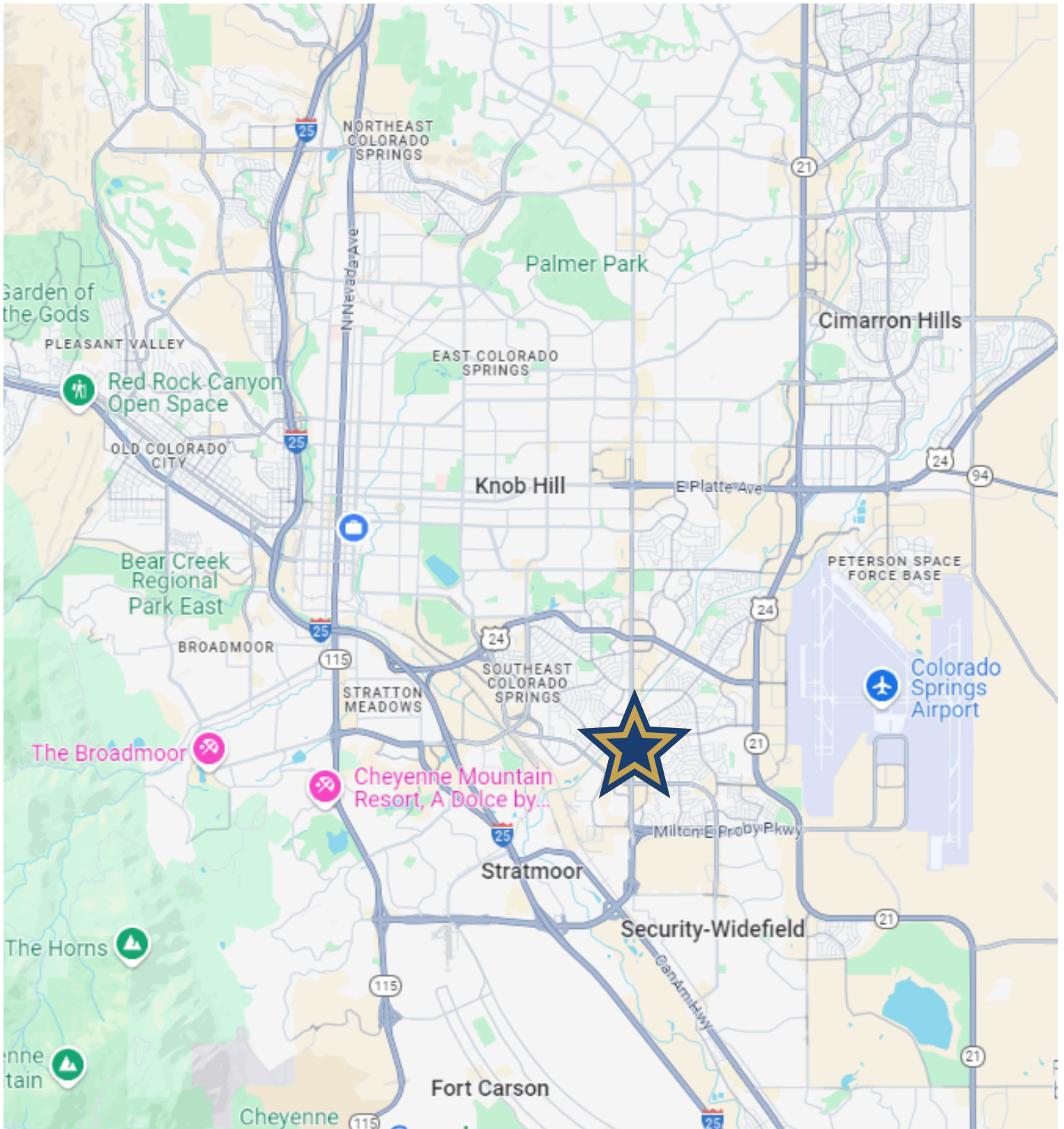
**RETAIL SPACE FOR LEASE**

3273 S. Academy Blvd., Colorado Springs





# SURROUNDING AREA



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