

# RETAIL SPACE FOR LEASE

# Park Place Plaza

5002-5046 N ACADEMY BLVD., COLORADO SPRINGS, CO 80918



## AVAILABLE SPACE FOR LEASE:

<b>SUITE 5002</b>	<b>LEASED</b>	<i>Leased</i>
<b>SUITE 5004</b>	<b>LEASED</b>	<i>Leased</i>
<b>SUITE 5006</b>	1,465 SF	\$16.00 / SF NNN
<b>SUITE 5012</b>	885 SF	\$16.00 / SF NNN
<b>SUITE 5018</b>	<b>LEASED</b>	<i>Leased</i>
<b>SUITE 5020</b>	4,556 SF	\$11.00 / SF NNN
<b>SUITE 5024</b>	<b>LEASED</b>	<i>Leased</i>
<b>SUITE 5026</b>	3,500 SF	\$14.00 / SF NNN
<b>NNN EXPENSES (2025 Est.):</b>	\$5.90 / SF	
<b>BUILDING SIZE:</b>	34,638.6 SF	
<b>YEAR BUILT/RENOVATED:</b>	1961 / 2021	
<b>ZONING:</b>	PBC	
<b>PARKING:</b>	4.37/1,000 SF (150 Surface)	

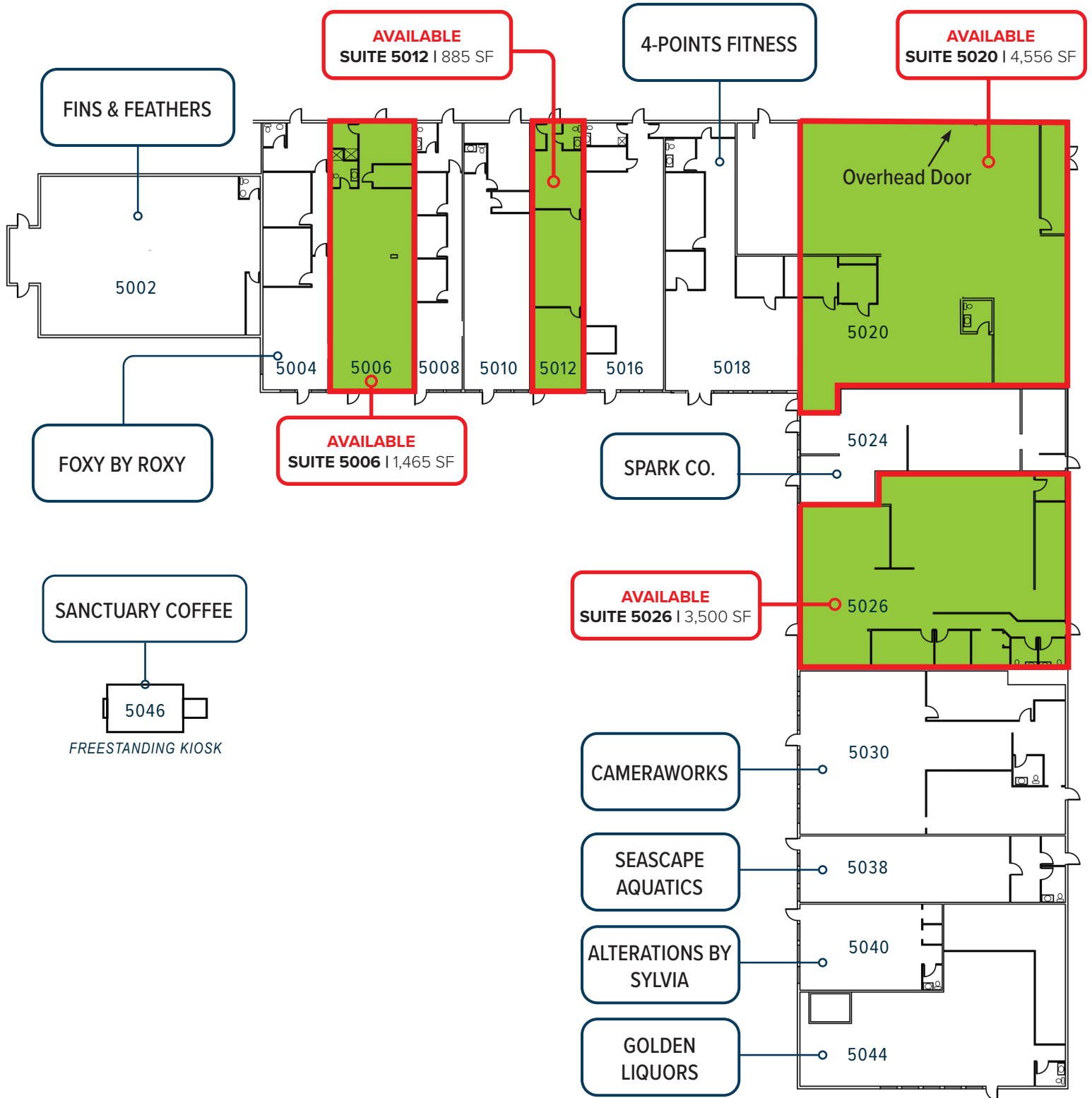
## Demographics

Drive Time - Minutes			
	5 MIN	10 MIN	15 MIN
2025 Est. Population	24,834	137,406	327,586
2025 Est. HHs	10,484	58,272	133,635
2025 Est. Avg. HH Income	\$105,679	\$104,856	\$108,875

Radius - Miles			
	1 MILE	3 MILES	5 MILES
2025 Est. Population	14,071	110,971	297,685
2025 Est. HHs	5,749	46,373	120,726
2025 Est. Avg. HH Income	\$112,130	\$106,350	\$111,731

Traffic Counts (ADT 2025)	
N Academy Blvd at N Union Blvd NW	44,135 VPD
N Union Blvd at Ranch Dr SW	32,390 VPD

Source: 2025 U.S. Estimate, CoStar Group & Esri, All Rights Reserved



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**Aerial Map**

