

RETAIL / FLEX BUILDING FOR SALE OR LEASE

2582 S Academy Blvd

COLORADO SPRINGS, CO 80916

PRICE IMPROVEMENT

~~\$749,950~~

\$699,950

\$166.65 / SF



2582 S ACADEMY BLVD is a single-tenant retail / flex building located on S. Academy Blvd. offering high visibility on a heavily trafficked corridor. Available for lease or sale to an owner-user. The property formerly operated as a medical marijuana dispensary and grow but can be converted for other retail / flex uses.

- New roof installed in 2025
- Clear Height: 9'
- Power: 200 Amp, 120 volt, 3-Phase
- High visibility and ample parking

DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Population	17,653	102,475	220,990
Avg Household Income	\$79,145	\$77,758	\$85,150
Households	5,753	38,454	84,703

Source: CoStar Group, All Rights Reserved

BUILDING SIZE:	4,200 SF (70' x 60')
IMPROVED SALE PRICE:	\$699,950 (\$166.65/SF)
LEASE RATE:	\$15.00 / SF + Expenses
LAND:	0.46 Acres (19,994 SF)
YEAR BUILT:	1986
ZONING:	MX-M CU AO
PARKING:	13 Spaces
POWER:	200 AMP, 120 volt, 3-Phase
CEILING HEIGHT:	9' Clear



CHRIS SHIRLEY
cshirley@oliverereg.com
C: 719-663-9012

JEREMY SHIRLEY
jeremys@oliverereg.com
C: 719-244-5182

MIKE SCRUGGS
mscruggs@oliverereg.com
C: 719-510-5795

FLOOR PLAN
2582 S ACADEMY BLVD
4,200 SF AVAILABLE

