KRATT Commercial Properties

www.krattcommercialproperties.com

Academy Shops

Location:

7214 - 7450 N Academy Blvd
Colorado Springs, CO 80920

Project Size:

72,513 Square Feet

Lease Rate:

Unit 7340 - 1,649 SF
$34.00/SF NNN
Unit 7214 - 5,940 SF
$25.00/SF NNN
$10.67/SF NNN (2019 EST)

Zoning:

PBC (Planned Business Center)

Traffic Count:

(2017 Est Woodmen & Academy)
103,580 Cars Per Day

Population:

(2017 Estimate)
Mile One.....6,550
Mile Three.....81,642
Mile Five.....196,737

Average Household Income:

(2017 Estimate)
Mile One.....$81,559
Mile Three.....$96,358
Mile Five.....$93,298

Manny San Fernando
manny@krattcommercialproperties.com

KRATT CommercialProperties

Academy Shops

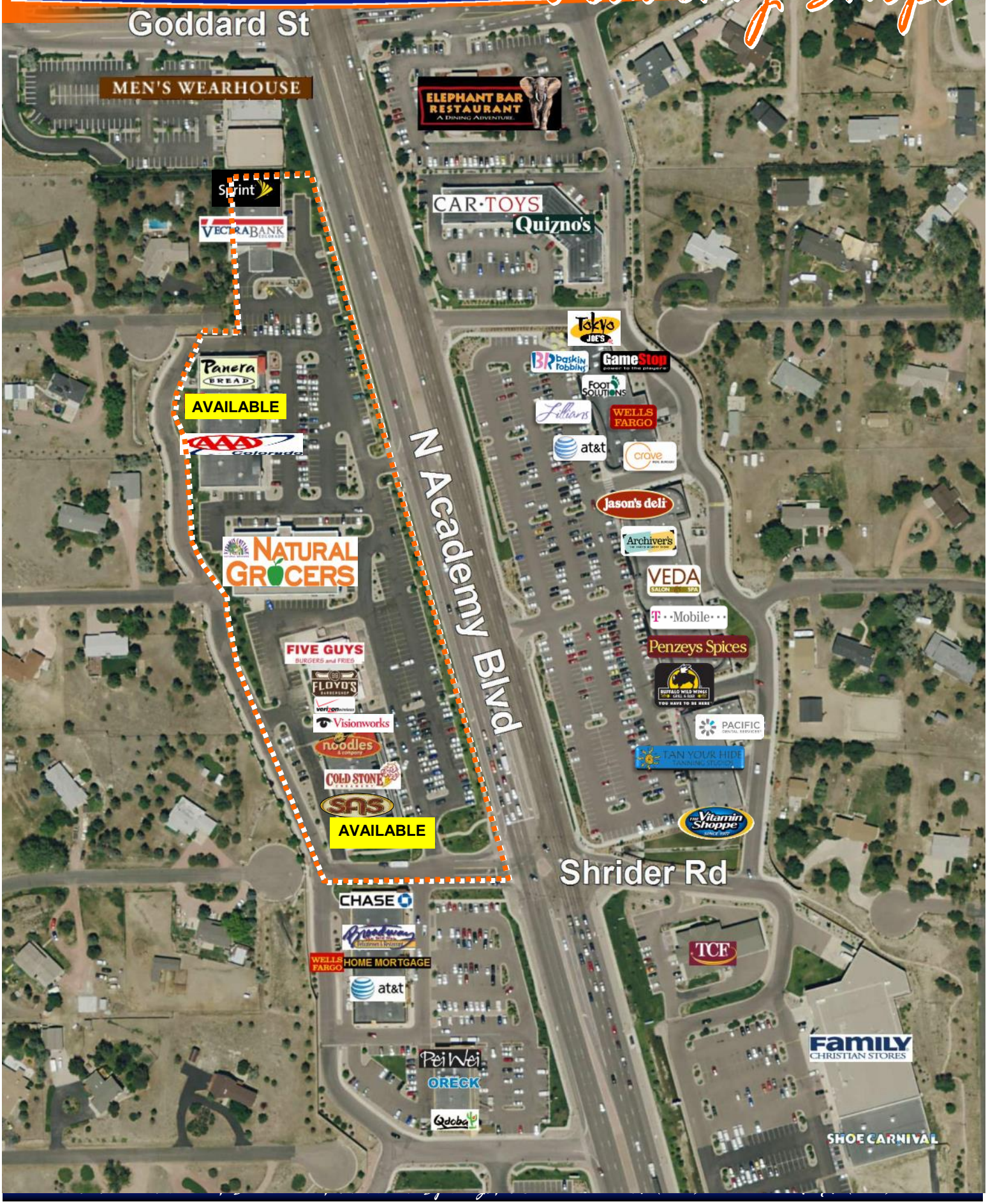
TENANT	SF
AVAILABLE	5,940 SF
SAS Shoes	2,700 SF
Coldstone Creamery	1,170 SF
Noodles & Company	2,340 SF
Doctors Vision Works	4,050 SF
Verizon	3,570 SF
Floyd's	2,000 SF
Five Guys	2,000 SF
Natural Grocers	17,980 SF
David's Bridal	9,000 SF
AAA Colorado	6,042 SF
AVAILABLE	1,649 SF
Panera Bread	5,252 SF
Vectra Bank	5,620 SF

102 N Cascade Avenue, Suite 250, Colorado Springs, CO 80903 T. (719)6325000 / F. (719)6325111

INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE TO BE RELIABLE. PRICES, TERMS AND INFORMATION SUBJECT TO CHANGE.

KRATT CommercialProperties

Academy Shops



INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE TO BE RELIABLE. PRICES, TERMS AND INFORMATION SUBJECT TO CHANGE.