

RETAIL / INDUSTRIAL SPACE FOR LEASE

6121 N Academy Boulevard, Colorado Springs, CO 80918



OVERVIEW

This high visibility retail building is on the corner of North Academy and Lehman. The building is zoned "C-5" allowing for many uses including retail, office and industrial. Current NNNs are +/- \$3.00 PSF. Please call for more information.

HIGHLIGHTS

- High Visibility
- Building is 9,080 SF
- Retail, Office or Industrial
- Drive-In Overhead Door
- 3 Phase Power @ 400 Amps
- Corner of N. Academy and Lehman



Lease Rate:

\$14.00 - 18.00 SF/YR
(+ \$3.00/SF NNN)



Space Available:

9,080 SF



Lot Size:

0.86 Acres



Zoning:

C-5

OUR NETWORK IS YOUR EDGE

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Chris Myers

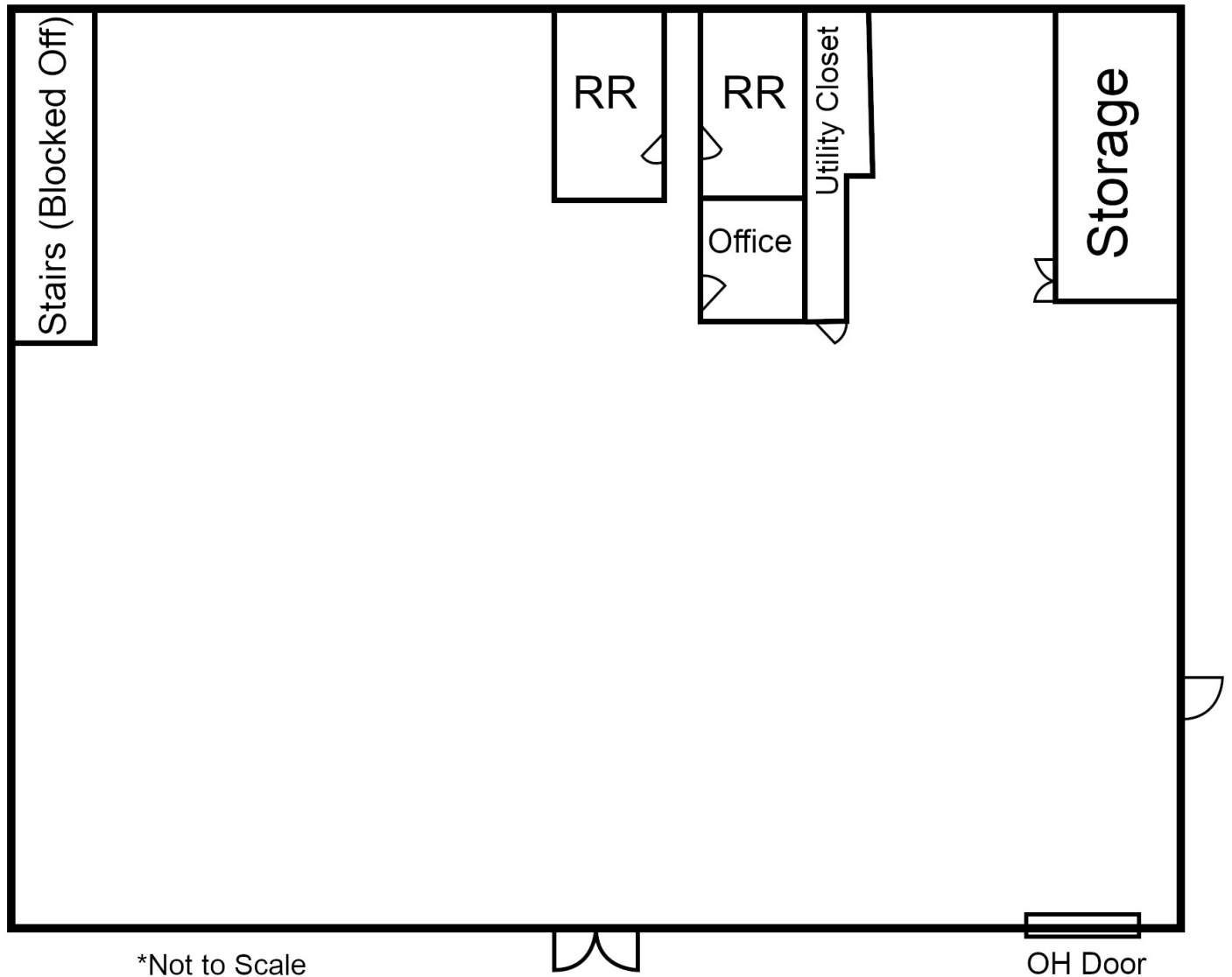
O: 719.630.2277

C: 719.650.4627

cmyers@hoffleigh.com

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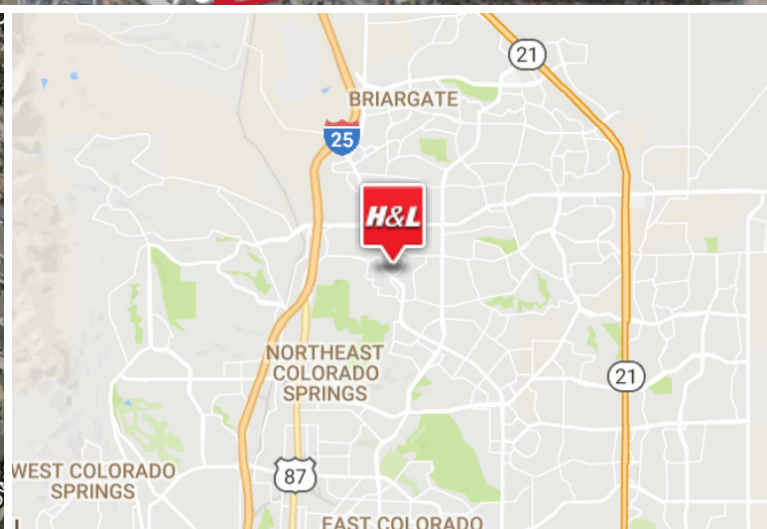
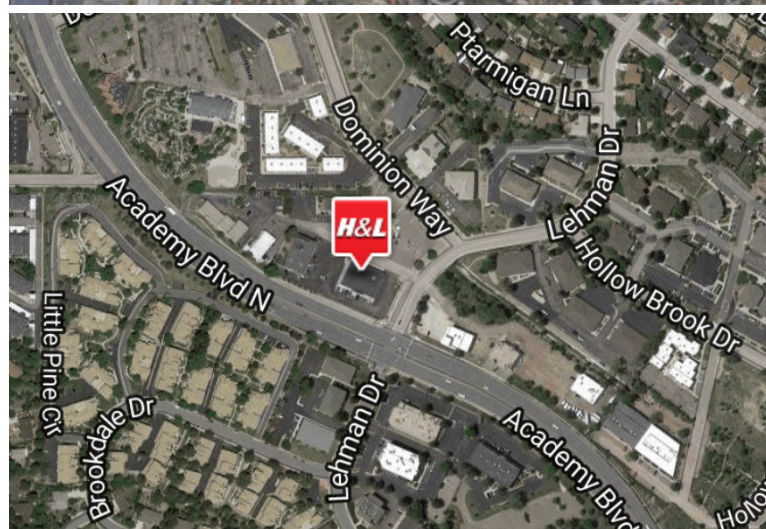
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DEMOGRAPHICS



94,641
Population



37.9
Median Age



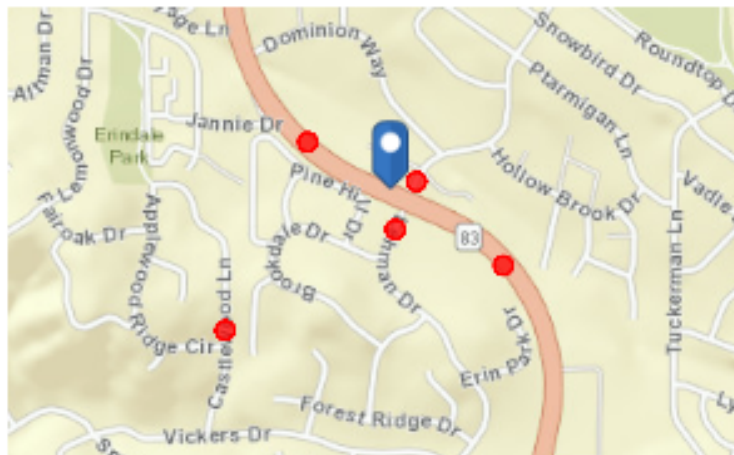
2.4
Average
Household Size



\$67,952
Median Household
Income

TRAFFIC COUNT

Cross street	Ratio 1	Distance
N Academy Blvd	1,121	0.0
N Academy Blvd	3,013	0.1
Jannie Dr	47,600	0.1
Lehman Dr	47,600	0.2
Applewood Ridge Cir	1,529	0.3



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